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MEETING NOTICE
435th Regular Meeting
Parking Authority

Thursday, January 15, 1981
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

   Congratulations to Dr. Amancio Ergina on reappointment to Parking Authority

2. Adoption of Minutes of Meeting held December 18, 1980

3. Communications

   Copy of letter dated December 30, 1980 to 450 Sutter Garage from Rai Okamoto re newspaper ad for monthly parking

4. Director's Report

   Extension of Civic Center Garage lease

   Meeting with Rudy Nothenberg/Robert Keneally re Portsmouth Square Garage, Fifth & Mission Garage and Sutter-Stockton Garage

   Performing Arts Center Garage - Meeting with John Madden/Rudy Nothenberg re proposed housing, redevelopment, Real Estate, etc. (Copy of Resolution 1101-80, File No. 464-80)

   Budget hearings

5. Report of Legal Counsel

6. Resolution No. 737 - Requesting the Board of Supervisors to Hold a Hearing as to Whether or Not the City-Owned Public Parking Facility at 18th & Castro Streets Should be Closed (Put over from November meeting)

7. Resolution No. 740 - Authorizing Parking Authority Director to Attend Institutional & Municipal Parking Congress Board of Advisors Meeting and Requesting Permission to Expend $508 Travel Money from the Parking Authority Budget

8. Work Order to cover increased cost of services by Real Estate Dept. - $7,500

9. Letter of congratulations to Mr. John Molinari upon re-election to President of Board of Supervisors

10. Unfinished Business

11. New Business

12. Public Discussion of Agenda Matters

13. Adjournment

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DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, January 15, 1981
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, 5th & Mission Garage, 833 Mission St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Bernie Cohen, SF Council of District Merchants, 1423 Polk St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Heide Chipp, 182 Eureka St., SF
Dorice Murphy, Recording Secretary, Eureka Valley Merch. Ass'n., 175 Yukon St., SF 94114
Allan Tong, Japan Center Parking, 1660 Geary St., SF
Owen R. Brady, 3140 Mission St., SF 94110

ABSENT Donald Magnin, Chairman
Mrs. Ruth Church Gupta

In the absence of Chairman Magnin, Member Louie called the meeting to order at 1:45 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
Minutes of Regular meeting held December 18, 1980 adopted as submitted.

3. Election of Officers
Member Muschi nominated Donald Magnin to continue as Chairman of the Parking Authority, seconded by Member Ergina. Motion carried unanimously.

Member Louie congratulated Member Ergina on his reelection to Parking Authority.

4. Communications
Letter from Planning Commission dated 12/30/80 re ad in newspaper by 450 Sutter Garage for monthly parkers. Planning will investigate.

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5. Director's Report

Extension of Civic Center lease approved by Recreation & Park Department. Will retire $1,000,000 worth of bonds and cut down on rental payment; Rec. & Park will receive extra revenue. Asked that Parking Authority approve extension, although already sent to Board of Supervisors in order to have it signed by February 28. Member Muschi moved for approval, seconded by Member Ergina. Vote unanimously in favor.

Director Brady reported meeting with Messrs. Nothenberg, Kertz, Newman re 5th & Mission, Sutter-Stockton and Portsmouth. Premature to discuss, but we will be able to get funds from them. Director Brady will have report next month, after Mr. Newman has had time to go to the Boards.

Performing Arts Center Garage: Director Brady met with Messrs. Kertz, Madden and Nothenberg. There is concern about permitting Parking Authority to use $4.5 million from Off-Street Parking Fund. Mr. Madden has indicated that Controller can, in fact, certify $4.5 million. Mr. Nothenberg has indicated he now feels comfortable to go to Finance Committee. If these funds are used, facility will be built and in operation within one year, with no outstanding encumbrances, no reserve payments, etc. Immediate revenue bearing to City, and in no less than 10 years will have repaid $4.5 mil.

Budget Hearings: Preliminary Parking Authority budget presented in the amount of $294,000. Of that amount almost $100,000 paid to other departments. Will have more complete budget after January 28 meeting with budget people.

6. Report of Legal Counsel - None

7. Resolution No. 737 - Requesting Board of Supervisors to Hold a Hearing as to Whether or Not the City-Owned Public Parking Facility at 18th & Castro Streets Should be Closed (Put over from November meeting)

Mr. Bernie Cohen, Vice President, Council of District Merchants, protested closing, stating first place to go is Mission Police Station because "any good policeman knows the area and knows where problem spots are." Police should be informed and asked to solve the problem. Director Brady advised that Mayor, members of Police Department and residents have met and it was indicated that besides complaints and problems, there has been some harrassment and problems with persons on the street. We are faced with a petition from residents, copies to the Mayor. The Police Department informs that they patrol routinely but there is nothing they can do. Dorice Murphy, Eureka Valley Merchants Association, brought out that this is not a Parking Authority problem and not a police problem, but is a social problem, and agreed with Director Brady that there should be an open public hearing. Stated she has not been able to park in lot in four years; it is out of the question - you don't even think twice about it. Lot being used as an intimate area and this should be solved at a public hearing. What is going on is serious; unless you live in the neighborhood it is difficult to understand what is going on.

Director Brady stated again that we have petition from residents, and they have a right to be heard; therefore, should go to Board of Supervisors for open hearing. Parking Authority has no permission or power in this matter. It is not Parking Authority policy to close lots and does not think Board will suggest closing.

Member Ergina moved, seconded by Member Muschi that this resolution be adopted.

AYES: Members Ergina, Louie, Muschi
NOES: None
ABSENT: Members Magnin, Gupta

8. Resolution No. 740 - Authorizing Parking Authority Director to Attend IMPC Board of Advisors Meeting and Requesting Permission to Expend $508 Travel Money from the Parking Authority Budget

Member Ergina moved, seconded by Member Muschi that resolution be adopted.

AYES: Members Ergina, Louie, Muschi
NOES: None
ABSENT: Members Magnin, Gupta

9. Work order to cover increased cost of services by Real Estate Department - $7500

Real Estate does great deal of work for Parking Authority and because of increased requests their budget allotment by Parking Authority is not sufficient, hence their request dated January 9, 1981 for an additional $7,500. Work order will not require supplemental as such to the Board because there is approximately $11,000 left from $31,000 appropriated for Marshall Square work, which can be transferred. Real Estate will account for money and any they do not use will be returned to Parking Authority. Commissioners approved unanimously.

10. The Parking Authority gave unanimous permission to send congratulatory letter to Supervisor John Molinari on reelection to President of the Board of Supervisors.

11. Unfinished Business

Mr. Sol Onorato stated that last month he telephoned Director requesting that Item 7 on agenda indicating written order to the Trustee together with legal interpretation thereof be postponed. However, it was passed by the Authority at that time, more or less indicating that Downtown Parking Corp. had approved it. This is not so. He is concerned about Proposition S. They will look at this at next Directors' meeting in June. Mr. Onorato wanted this discussed before it was put into minutes.

Mr. Onorato objected to a statement in Jack Rosenbaum's column in the Progress indicating Director had arranged for 5th & Mission to turn over $1.2 million of surplus earnings to city's general fund. He asked that a letter be written to retract this because they had "voluntarily offered" to turn over this money. Director Brady had no idea how item got into column, but agreed to write letter.

Mr. Onorato congratulated Director Brady on the fact that she had helped to extend the enforcement date of the 25% parking tax to June 30, 1981 when they could not. Director Brady informed Mr. Onorato that it is intended to go over the parking rates, possibly at the April meeting, with an eye toward an increase on a provisional basis in case the Board decides not to extend the date of the enforcement of the 25% parking tax.

12. New Business - None

13. Public Discussion of Agenda Matters - None

14. Adjournment
Member Louie adjourned the meeting at 2:40 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF THE ABOVE MENTIONED DOCUMENTS ARE ON FILE IN THE OFFICE OF THE PARKING AUTHORITY.

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

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DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
436th Regular Meeting
Parking Authority

Thursday, February 19, 1981
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Congratulations to Ruth Church Gupta - named by March Fong Eu to State Fair Political Practices Commission

3. Adoption of Minutes of Meeting held January 15, 1981

4. Communications
Copy of letter dated 1/22/81 to Paul Sack from Mayor re senior housing over Performing Arts Center Garage

Copy of letter dated 2/2/81 to James Ludwig from Mayor re surplus funds - Uptown Parking Corp.

Copy of letter dated 2/2/81 to Rolland Lowe, Chairman, I-Hotel Citizens Advisory Committee from Mayor re funds for development - Portsmouth Plaza

Copy of letter dated 2/3/81 to Rudy Nothenberg from Paul Newman re agreement to City's request for income from Portsmouth Plaza Garage

Letter to Director dated 2/2/81 from Richard Salladin, with copy of letter dated 1/29/81 to Paul H. Louie from G.B. Nelson, Security Pacific Nat'l. Bank, re agreement to Portsmouth Plaza bond redemption

5. Director's Report

6. Report of Legal Counsel

7. Letter dated 1/27/81 from Paul Newman with copy of letter dated 1/23/81 from Richard Latzer, IDS, re extension of Civic Center lease and bond redemption

8. Resolution #742 - Requesting Board of Supervisors to Appropriate $47,740 from Off-Street Parking Fund to Convert Play Yard at Laguna Honda School to Public Parking (with alternate resolution)

9. Resolution #744 - Approving Bill from Conrad Associates for Services Performed re Moscone Center Garage

10. Resolution #745 - Requesting Board of Supervisors to Appropriate $194,413.96 from Off-Street Parking Fund for Payment to Tudor Engineering for Plans & Specifications - Performing Arts Center Garage

11. Resolution #746 - Authorizing Payment of $2,000 from Project Funds to DPW for Relocation of Fire Hydrant - Moscone Center Garage

12. Approval of Management Contract to June 30, 1983 - Fifth & Mission Garage

13. Approval of Operator's Agreement through February 28, 1984 - Japan Center

Request for monthly rate increase from $55 to $65

14. Letter dated 12/21/80 from Paul Newman re lighting at Civic Center Garage

15. Resolution #743 - Testimonial to Dr. Michael J. McFadden

16. Approval of Second Quarterly Report

17. Unfinished Business

18. New Business

19. Public Discussion of Agenda Matters

20. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
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DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting #436

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Thursday, February 19, 1981
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: M. Gudeman, League of Women Voters
Albert Petteruti, System Parking, 555 Kearny St., SF
Cy Oblouk, SymPark Control, Los Angeles
Nelson Wong, DPW Traffic Engineering, 460 McAllister St., SF
Allen Tong, Japan Center Parking, 1660 Geary St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Ed Lahl, SF Unified School District, 135 Van Ness, SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
H.D. Sokoloff, Sokoloff-Bennett, 244 Kearny St., SF

ABSENT Donald Magnin, Chairman

In the absence of Chairman Magnin, Vice-Chairman Louie called the meeting to order at 1:35 PM.

1. Roll Call indicated a quorum present.

2. Director Brady announced that Member Ruth Church Gupta had been appointed by March Fong Eu to the Fair Political Practices Commission and was, therefore, forced to resign from the Parking Authority.

3. Adoption of Minutes
Minutes of Regular meeting held January 15, 1981 adopted as submitted.

4. Communications
Director Brady reviewed all communications. No action required.

5. Director's Report
The extension of the Civic Center lease was passed by the Board of Supervisors. We will have it signed in time for the February 28 deadline.

The Redevelopment Agency has again given an extension on Moscone Center Garage. Plans and specifications are progressing. Audit for 1979/80 for San Francisco should be completed and certified in mid-April, and will probably take two or three weeks to reinstate bond status. Mr. Jim Meyer from Tudor Engineering and attorneys will meet to figure out what status will be. We will then be able to sell bonds.

6. Report of Legal Counsel - None

7. Letter dated 1/27/81 from Paul Newman re Civic Center lease was reviewed. No action required.

8. Resolution #742 - Requesting Board of Supervisors to Appropriate $65,480 from Off-Street Parking Fund to Convert Play Yard at Laguna Honda School to Public Parking

Member Muschi moved for adoption, amended to include landscaping, seconded by Member Ergina.

Ayes: Members Ergina, Louie, Muschi
Noes: None
Absent: Chairman Magnin

9. Resolution #744 - Approving Bill from Conrad Associates for Services Performed re Moscone Center Garage

Member Muschi moved for adoption, seconded by Member Ergina.

Ayes: Members Ergina, Louie, Muschi
Noes: None
Absent: Chairman Magnin

10. Resolution #745 - Requesting Board of Supervisors to Appropriate $194,413.96 from Off-Street Parking Fund for Payment to Tudor Engineering for Plans & Specifications - Performing Arts Center Garage

Member Muschi moved for adoption, seconded by Member Ergina.

Ayes: Members Ergina, Louie, Muschi
Noes: None
Absent: Chairman Magnin

11. Resolution #746 - Authorizing Payment of $2,000 from Project Funds to DPW for Relocation of Fire Hydrant - Moscone Center Garage

Member Ergina moved for adoption, seconded by Member Muschi.

Ayes: Members Ergina, Louie, Muschi
Noes: None
Absent: Chairman Magnin

12. Approval of Management Contract to June 30, 1983 - Fifth & Mission Garage
Unanimously approved.

13. Approval of Operator's Agreement through February 28, 1984 - Japan Center
Unanimously approved.

Approval of request for monthly rate increase from $55 to $65 not asked at this time because Mr. Wong and Director are working on changing rates at all facilities, anticipating that possibly on July 1 a 25% parking tax will be imposed.

14. Letter dated 12/21/80 re lighting at Civic Center Garage
Letter from Paul Newman indicating some changing and fixing of lighting. Unanimously approved.

15. Resolution #743 - Testimonial to Dr. Michael J. McFadden
Member Ergina moved for adoption, seconded by Member Muschi.

Ayes: Members Ergina, Louie, Muschi
Noes: None
Absent: Chairman Magnin

16. Approval of Second Quarterly Report
Unanimously approved.

17. Unfinished Business - None

18. New Business
Letter from Paul Newman dated 2/11/81 requesting approval of expenditure of $10,000 for architectural and engineering fees to achieve solution re hazards of facing panels on front of garage, and $96,000 for ticket printers and dispensers for three entrances, electronic fee computers, etc. Unanimously approved.

Resolution #747 - Agreement to Transfer of Easement on Performing Arts Center Garage Property to the San Francisco Ballet
Member Muschi moved for adoption, as amended by Deputy City Attorney Mark B. Kertz, seconded by Member Ergina.

Ayes: Members Ergina, Louie, Muschi
Noes: None
Absent: Chairman Magnin

19. Public Discussion of Agenda Matters - None

20. Adjournment
Vice-Chairman Louie adjourned the meeting at 2:15 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF THE ABOVE MENTIONED DOCUMENTS ARE ON FILE IN THE OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

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DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
437th Regular Meeting
Parking Authority

Thursday, March 19, 1981
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting February 19, 1981
   Special Meeting March 5, 1981

3. Communications
   Letter dated March 2, 1981 to Tax Collector from Richard Dole re Ellis-O'Farrell Parking Corporation business tax imposed under Proposition S

4. Director's Report

5. Report of Legal Counsel

6. Draft of proposed agreement between Civic Plaza Parking Corporation and City & County of San Francisco for retirement of bonds

7. Resolution #748 - Adjusting Public Parking Rates and Charges at Civic Center, Fifth & Mission, Golden Gateway, Marshall Square, Portsmouth Square, Seventh & Harrison, Sutter-Stockton and Vallejo Street Public Parking Facilities Conditioned Upon the Imposition of 25% Parking Tax in Accordance with Proposition R

8. Resolution #749 - Recommendation to Recreation & Park Department regarding Adjusting Public Parking Rates and Charges at Union Square Garage Conditioned Upon the Imposition of 25% Parking Tax in Accordance with Proposition R

9. Resolution #750 - Adjusting Public Parking Rates and Charges at Japanese Cultural Center Garages Conditioned Upon the Imposition of 25% Parking Tax in Accordance with Proposition R and To Increase Revenue to Cover Operating Expenses

10. Resolution #751 - Adjusting Public Parking Rates and Charges at Ellis-O'Farrell Garage to Generate Sufficient Revenue to Cover Taxes and Operating Expenses

11. Resolution #753 - Requesting Board of Supervisors to Approve Supplemental Appropriation from the Off-Street Parking Fund of $51,750 for Payment of Japanese Cultural Center Garage 25% Gross Receipts Tax Due From January 1, 1981 to June 30, 1981 Imposed Under Proposition S

12. Resolution #754 - Approving Bill from Conrad Associates for Services Performed re Moscone Center Public Parking Facility

13. Resolution #755 - Approving Bill from Conrad Associates for Services Performed re Mission-Bartlett Public Parking Facility

14. Approval of James Moore and Robin Schutte to Board of Uptown Parking Corp. to fill vacancies left by resignation of William Steen and Chris Stritzinger

15. Approval of Parking Authority Budget

16. Unfinished Business

17. New Business

18. Public Discussion of Agenda Matters

19. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

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DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 437th Regular Meeting

Thursday, March 19, 1981
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. John Patrick Short - Awaiting Confirmation

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
S.E. Onorato, Portsmouth Square Garage, 733 Kearny St., SF
M. Gudeman, League of Women Voters, SF
Richard Dole, Ellis-O'Farrell Garage, 100 Pine St., SF
Allen F. Tong, Japan Center Parking, 1660 Geary Blvd., SF
Mark Rand, DPW - Traffic, 460 McAllister St., SF

In the absence of Chairman Magnin, Member Muschi called the meeting to order at 1:35 PM.

Director Brady introduced and welcomed Mr. John Patrick Short of the Polk Street Merchants who is awaiting confirmation as the newest member of the Parking Authority.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
Minutes of Regular meeting held February 19, 1981 and Special Meeting held March 5, 1981 adopted as submitted.

3. Communications
Reviewed and discussed letter of March 2, 1981 to Tax Collector from Richard Dole with regard to Ellis-O'Farrell business tax imposed under Proposition S. Mark Kertz explained that Tax Collector's choice is to pay tax and then get it back. Richard Dole stated it was hoped there would be a way around it with regard to Ellis-O'Farrell. Gross revenue last year was $1,370,000; operating costs $1,092,000; net cash flow $143,000; tax as imposed $344,000 leaving cash deficit of over $200,000. This will continue indefinitely if tax is imposed. City agreed when bonds were issued to make up any deficits in operating expenses. Businessmen don't like to see a subsidized operation; that is what this would become. If the City attempts to make up the tax by increasing revenue, this would increase the rates. The basic objective of these corporations is to provide reasonable parking and to serve the business community.

Chairman Magnin arrived at this point in the meeting.

4. Director's Report

Director reported that meeting she and Chairman Magnin had with Mayor had been changed to March 31.

At Planning Housing Development meeting on Tuesday, apparently Committee was adamant that we should lease air rights over proposed Performing Arts Center Garage to Senior Citizen Housing. Real Estate Department did not think this was in best interests because of private money involved. Mr. Kertz explained that this action was illegal. Senior Citizens have indicated that they would in no way interfere with or prolong construction of the garage. At present the parking project is out to bid. There is to be a meeting tomorrow with Redevelopment to work out problems in housing proposal.

Chairman Magnin asked that the record clearly show Director Brady's statement, in which Mr. Kertz concurred, made at the last Parking Authority meeting: If we do not acquire the land before June 30 the whole thing becomes academic. Early indications are that we may not receive approval. That the garage will not be built will be a great disservice to this community - revenues were pledged - this is a worthy effort. This Authority should go on record that there is clearly a need to have the Mayor approve the appropriation. Director Brady pointed out that we would be returning money to the General Fund within one year. Chairman Magnin felt that Director's letter to the Mayor should be made a part of the record. Director stated that where we have option of $7.50 per square foot, it could well be $20 per square foot and this only because it is an agency-to-agency deal and we get a preferred price.

5. Report of Legal Counsel

Mark Kertz reported that the conditions of the Planning Housing Development Committee were that they cannot delay construction at all and they must show that they will not delay. What he pointed out to the Board as being specifically illegal was that the Parking Authority has now done everything it has to do to put up a garage - from this point it is housing, not parking. The Parking Authority cannot be billed for his time, Parking Authority time, etc. because this is Off-Street Parking money. The main issue is who is going to pay to do all this. They cannot charge and we cannot charge Parking Authority money. Chairman Magnin indicated that the Parking Authority was instructed to enter into an agreement for negotiations of lease of air rights. They will have to pay us and they will have to pay for everything from here on out.

6. Draft of proposed agreement between Civic Plaza Parking Corporation and City & County of San Francisco for retirement of bonds

After Director Brady asked permission to sign this agreement, Member Muschi moved, seconded by Member Louie that such permission be granted. All in favor.

7. - 10. Resolutions Nos. 748, 749, 750 and 751

After some discussion these resolutions adjusting public parking rates and charges at the City-owned public parking facilities conditioned upon the imposition of 25% parking tax in accordance with Proposition R were put over to the April meeting.

Chairman Magnin stated that he had received a telephone call from Mr. James Ludwig, President of the Sutter-Stockton Garage Corporation, in which Mr. Ludwig stated that they would rather absorb the tax as against increasing the rates 5¢ for

the first three hours. Mr. Ludwig requested that these items be put over so we could get the feeling of the other garages - if they could absorb tax as easily as can Sutter-Stockton. Chairman Magnin reminded the members that Sutter-Stockton is the only exception to paying over excess funds to the General Fund, and probably for that reason among others are best able to absorb the tax. Chairman Magnin asked that the management of the garages and the boards of the various garage corporations be contacted to get their feeling as to whether or not they want to absorb the tax or increase rates to at least partially recover the tax.

11. Resolution #753 - Requesting Board of Supervisors to Approve Supplemental Appropriation from the Off-Street Parking Fund of $51,750 for Payment of Japanese Cultural Center Garage 25% Gross Receipts Tax due from January 1, 1981 to June 30, 1981 Imposed under Proposition S

Member Muschi moved, seconded by Member Ergina, that this resolution be adopted.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: None

12. Resolution #754 - Approving Bill from Conrad Associates for Services Performed re Moscone Center Public Parking Facility

Member Ergina moved, seconded by Member Louie, for adoption of this resolution.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: None

13. Resolution #755 - Approving Bill from Conrad Associates for services Performed re Mission-Bartlett Public Parking Facility

Member Louie moved, seconded by Member Muschi, for adoption.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: None

14. Approval of James Moore and Robin Schutte to Board of Uptown Parking Corp. to Fill Vacancies Left by Resignation of William Steen and Chris Stritzinger

Member Ergina moved in favor of approval, seconded by Member Muschi.
Vote: Unanimously in favor.

Chairman Magnin asked that it be determined if in the by-laws of the various garage corporations there are any restrictions or any conditions under which a director can or cannot serve. His reason for this request is that the downtown garages have traditionally had on their boards persons interested in downtown. There are presently on some of the boards persons who have retired and moved out of the City and are no longer associated with the downtown situation.

15. Approval of Parking Authority Budget

Member Muschi moved in favor of adoption of the budget, seconded by Member Louie. The vote was unanimously in favor.

16. Unfinished Business - None

17. New Business
Resolution #756 - Approving and Recommending that the Public Parking Facility at 18th & Castro Streets be closed daily between the hours of 11PM and 5AM
Member Louie moved, seconded by Member Ergina, that this resolution be adopted.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: None

18. Public Discussion of Agenda Matters
Mr. Onorato made a statement regarding costs and expenses of operating garages and, although people complain about the high cost of parking, it is really one of the few bargains that are left. To Director Brady's question as to whether we should raise all the rates, he replied that it should be given some consideration since the City will get 50¢ of every dollar they take in.

Chairman Magnin adjourned the meeting at 2:35 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF THE ABOVE MENTIONED DOCUMENTS ARE ON

FILE IN THE OFFICE OF THE PARKING AUTHORITY.

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
438th Regular Meeting
Parking Authority

Thursday, April 16, 1981
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Congratulations and welcome to new Parking Authority member, Mr. John Patrick Short

2. Roll Call

3. Adoption of Minutes of Regular Meeting held March 19, 1981

4. Communications

   Letter dated March 31, 1981 to Margaret Brady from Richard Salladin, with copy of letter dated March 25, 1981 to Spencer H. Schroder from G.B. Nelson, re Portsmouth Plaza Parking Corporation Parking Revenue Bonds

   Letter dated March 31, 1981 to Margaret Brady from Richard F. Dole re request for approval of engineering study for vertical expansion of Ellis-O'Farrell Garage

5. Director's Report

6. Report of Legal Counsel

7. Resolution #748 - Adjusting Public Parking Rates and Charges at Civic Center, Fifth & Mission, Golden Gateway, Marshall Square, Portsmouth Square, Seventh & Harrison, Sutter-Stockton and Vallejo Street Garages Conditioned Upon the Imposition of 25% Parking Tax in Accordance with Proposition R

8. Resolution #749 - Recommendation to Recreation & Park Department regarding Adjusting Public Parking Rates and Charges at Union Square Garage Conditioned Upon the Imposition of 25% Parking Tax in Accordance with Proposition R

9. Resolution #750 - Adjusting Public Parking Rates and Charges at Japanese Cultural Center Garages Conditioned Upon the Imposition of 25% Parking Tax in Accordance with Proposition R and to Increase Revenue to Cover Operating Expenses

10. Resolution #751 - Adjusting Public Parking Rates and Charges at Ellis-O'Farrell Garage to Generate Sufficient Revenue to Cover Taxes and Operating Expenses

11. Findings re investigation of by-laws of corporations re restrictions or conditions under which a director can or cannot serve

12. Discussion of status of Performing Arts Center Garage - results of bids

13. Unfinished Business

14. New Business

15. Public Discussion of Agenda Matters

16. Adjournment

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Meeting Report - 438th Regular Meeting

Thursday, April 16, 1981
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. John Patrick Short

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Emil Yates, Teamsters 665, 6540 Mission St., Daly City
Richard Dole, Ellis-O'Farrell/Japan Center, 100 Pine St., SF
D.J. Croft, Tudor Engineering Co., 149 New Montgomery St., SF
Paul Sack, Isabelle Tower Assoc., 3820 Washington St., SF
Hilda Cloud, Senior Housing Development Corporation, 1480 Sutter St., SF
Allen Tong, Japan Center Parking, 1660 Geary, SF
Ron Brite, California Parking, 168 Sansome St., SF
Mary Murphy, SFSU, 70 Dearborn, SF
Jordan Kwan, SFSU, 709 11th Ave., SF
Nelson Wong, DPW-Traffic Engineering, 460 McAllister St., SF
Robert Herman, Robert Herman Assoc., 2420 Polk St., SF
Owen R. Brady, 535 39th Ave., SF

ABSENT Member Achille H. Muschi

Chairman Magnin called the meeting to order at 1:40 PM. He welcomed and congratulated Mr. John Patrick Short, who had been confirmed as a member of the Parking Authority.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
Minutes of Regular meeting held March 19 adopted as presented.

3. Communications
Letter of March 31 to Margaret Brady from Richard Salladin and letter of March 31 from Richard Dole read and discussed.

4. Director's Report

Letter of April 15 from United Engineers requested extension of 5 days to submit management plan in accordance with requirements specified in Affirmative Action Program. Request unanimously granted.

5. Report of Legal Counsel - None

Director Brady requested, concurred by Chairman Magnin, that since Mr. Paul Sack had an appointment, item 12 be taken out of order.

12. Discussion of Status of Performing Arts Center Garage

Director Brady stated that a proposal had been received from Mr. Paul Sack regarding housing above the Performing Arts Center Garage contained in an outline on page 10 of joint venture agreement. Director read Resolution No. 757 drawn by the City Attorney's office. Mark Kertz stated that under the land disposition agreement the Parking Authority has the air rights.

After a lengthy discussion, Chairman Magnin asked Mr. Mark Kertz to work out another resolution and at the call of the Chair there would be a special meeting on Monday, April 20, 1981, at 3:00 PM to resolve all apparent conflicts.

Detailed minutes are available in the office of the Parking Authority.

Chairman Magnin stated that the meeting would now return to calendar item 7.

Calendar items 7, 8 and 10 were tabled as a result of Mrs. Brady's findings that the non-profit corporations preferred to absorb the 25% parking tax should Proposition R be imposed or wished to wait to discuss rate increases until a resolution of Proposition R had been determined.

9. Resolution #750 - Adjusting Public Parking Rates and Charges at Japanese Cultural Center Garages Conditioned Upon the Imposition of 25% Parking Tax in Accordance with Proposition R and to Increase Revenue to Cover Operating Expenses

Resolution will be adopted at Monday's special meeting after amending to eliminate "conditioned upon the imposition of 25% parking tax in accordance with Proposition R".

11. Findings re investigation of by-laws of corporations re restrictions or conditions under which a director can or cannot serve

Director Brady informed members that there are no restrictions. It has been a plus that the persons in the areas serve on those boards. The only rule is that we may indicate that we do not concur with the appointment of a new director.

13. Unfinished Business - None

14. New Business

Director Brady informed the members that a request had been received from Ellis-O'Farrell, in conformance with the indenture as it is written, that they may expend no funds without the approval of the Parking Authority and the Controller. They propose to expend a sum not to exceed $15,000 to determine whether the garage is capable of being expanded by adding one or more floors. Member Louie moved,

seconded by Member Ergina, that approval be granted for the expenditure of a sum not to exceed $15,000 for this survey. Unanimously in favor.

Director Brady stated that the Parking Authority revolving fund is a very minimal $100. Under inflationary periods we would like to increase this amount to $200. Member Short suggested that it be increased to $250 so that this procedure will not have to be repeated in the near future. Member Short moved, seconded by Member Louie, that approval be granted to request a change in the Administrative Code to increase the Parking Authority revolving fund to $250. Vote was unanimously in favor.

15. Public Discussion of Agenda Matters

Director Brady stated that with the use of compact cars we might possibly be able to reset meters on one side of the street to accommodate compact cars only; the other side of the street normal size cars. Might be able to increase two cars to a block which could mean a lot of parking. Mr. Nelson Wong informed the members that a year or two ago City Attorney's opinion had been requested on the legality of this, but never received a reply. He stated that they were willing to try it in unmetered zones as well. Mervyn Silberberg said that diagonally parked cars had been suggested to the Parking Authority some time ago, and asked what type of legislation it would take to do it. Director Brady informed that under Attorneys General and City Attorney's opinions, there is a definite thing that parking meter revenue, because it is in fact a tax on a right-of-way, must go into the Off-Street Parking Fund and this fund has very serious restrictions as to how it can be spent. Chairman Magnin asked Mr. Kertz to formulate an opinion.

16. Adjournment

Chairman Magnin adjourned the meeting at 3:10 PM.

Respectfully submitted,

Margaret L. Brady
Director

Copies of the above-mentioned documents are on file in the office of the Parking Authority.

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
439th Regular Meeting
Parking Authority

Thursday, May 21, 1981
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call

2. Adoption of Minutes - Regular Meeting April 16, 1981
   Special Meeting April 20, 1981

3. Communications

   Letter dated May 1, 1981 from Paul Newman re rental of an extra office at Sutter-Stockton Garage by SF Ballet

   Letter dated April 14 from S.J. Amoroso Construction Co. re bid of United Engineering Co. failure to list $35,000 subcontract work

   Copy of letter dated May 14 from Wallace Wortman to Paul Newman re installation of ATM system by Sumitomo Bank at Sutter-Stockton Garage

4. Director's Report

   18th & Castro Parking Lot

   Change of sidewalk width on portions of London and Paris Streets

   Application of Antitrust Laws to Local Agencies from Orrick, Herrington & Sutcliffe

   Highlight minutes of Special Meeting - discuss recording and condensing

   Board Resolution No. 238-81 - Leasing of air rights over Performing Arts Center Garage

   Proposals re Off-Street Parking Fund - Board of Supervisors

   Lease re Laguna Honda School

5. Report of Legal Counsel

6. Resolution #758 - Finding of the Parking Authority that $2,750,000 of the Off-Street Parking Fund Can be Deferred from Capital Improvements After Making Provisions for Requirements in Section 213 of the Traffic Code and Approving Transfer of $2,750,000 to General Fund for Traffic Regulation and Control

7. Resolution #759 - Approving Bill from Conrad Associates for Services Performed re Moscone Center Public Parking Facility

8. Resolution #760 - Authorizing Parking Authority Director to Attend Institutional and Municipal Parking Congress Meeting and Requesting Permission to Expend $1,200 Travel Money from the Parking Authority Budget

9. Approval of Golden Gateway Garage Operator's Agreement

10. Approval of Sidney Goodwill to Board of Uptown Parking Corporation

11. Approval of Third Quarterly Report

12. Unfinished Business

13. New Business

14. Public Discussion of Agenda Matters

15. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 439th Regular Meeting

DOCUMENTS DEPT.
AUG 28 1981

Thursday, May 21, 1981
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. John Patrick Short

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Allen Tong, Japan Center Parking, 1660 Geary, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
David Sokoloff, S.B. Assoc., 244 Kearny St., SF
S.E. Onorato, 5th & Mission Garage, 833 Mission St., SF
Owen R. Brady, 535 39th Ave., SF

ABSENT Dr. Amancio G. Ergina

Chairman Magnin called meeting to order at 1:40 PM. Announced that in future minutes will be recorded and kept on file in office of Parking Authority. Minutes received in mail will be a synopsis of meeting.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
Minutes of Regular meeting held April 16 and Special meeting held April 20 adopted as submitted.

3. Communications
All communications read and discussed.

Letter dated May 1, 1981 from Paul Newman requesting rental at nominal rate of an extra office at Sutter-Stockton Garage for fund raising campaign for the Ballet. Request approved.

4. Director's Report
Director reported residents and merchants did not want lot at 18th & Castro closed form 11:00 PM to 5:00 AM. Mayor asked that signes be removed, but asked that residents cooperate. Unless there are some changes, signs may be reinstated.

Ordinance changing width of sidewalks on portions of London and Paris Streets. Work to be done by DPW.

Supervisor Quentin Kopp has introduced legislation to abolish Off-Street Parking Fund. At public hearing Director informed committee that because of increase of Off-Street Parking Fund first $3 million be transferred to General Fund and balance, $2.3 million go to Off-Street Parking Fund effective 1982/83, since $2,750,000 already committed to General Fund for 1981/82. Director recited various capital improvements committed to be made by the Parking Authority. Outstanding bonds on extant facilities all backed by Off-Street Parking Fund. Regularly declared surplus funds go to General Fund. Funds should not be accumulated in excess of our needs. Mr. Rose's office contacted, having spoken with Mr. Nothenberg, about possibility of collection of meters being work ordered out of Off-Street Parking Fund.

Parking will be put into Laguna Honda School play yard, which will hopefully help residents.

Met with Redevelopment regarding Moscone Center Garage who had some questions about plans and specs. City now has bond rating, but whether bonds could be sold at this point at 10% is questionable.

5. Report of Legal Counsel

Mark Kertz referred to letter of April 14, 1981 from S.J. Amoroso regarding $350,000 subcontract work omitted by United Engineering as low bidder for the Performing Arts Garage. Mr. Kertz said this letter should be treated as an official protest. A special meeting will be called when a decision is reached.

A request was received from Board of Supervisors for legislation that all parking meter money go to the General Fund. Mr. Kertz replied to this request and no legislation was drawn. However, another request is forthcoming asking for a guarantee of at least $1 million revenue from the Performing Arts Garage to the Off-Street Parking Fund. Mr. Kertz pointed out that if $1 million is not produced, the ordinance would be violated. Director stated that in Controller's opinion, based on rates presently charged at Civic Center, Performing Arts Garage will generate anywhere from $500/600,000 net a year.

Mr. Kertz stated that this Authority had passed a resolution stating that Redevelopment could retain the air rights over the Performing Arts Garage providing they satisfied certain conditions. The amendment is very technical, and this Authority was promised it would have that language two weeks ago, but it has not been received. Their attorney was to draft it. There is no detailed description of the air rights. Resolution passed by this Authority spoke only to the use of the air rights by the Senior Housing Development Corp. for subsidized housing for the elderly, and must be exercised within one year. Mr. Kertz suggested an amendment, which would be within the limitations of that resolution, stating that this is the most that could probably be done at this time. An example of that language: "That the parties to the land disposition agreement could amend the agreement and all provisions necessary to permit retention of the air rights by the SF Redevelopment Agency, which said air rights are to be defined and described by the parties at a later date, sufficient for the construction of housing above the Performing Arts Garage provided the SF Redevelopment Agency execute an agreement by a date not later that April 20, 1982 to the Senior Housing Development Corporation for the construction of subsidized housing for the elderly, which said agreement between the SF

Redevelopment Agency and the Senior Housing Development Corporation shall be subject to prior written approval of the Parking Authority."

However, this does not finalize the land disposition agreement. Chairman Magnin stated that it would seem appropriate that, in the absence of having received the language promised, we not attempt to amend the land disposition agreement at the risk of delaying the construction of the garage. Member Short suggested that Chairman Magnin's suggestion be taken and do nothing at this time, but adopt Mr. Kertz' suggestion at the special meeting. Proceed as we have contingent on the possibility of some modification of the land disposition agreement within the time frame required. Mr. Kertz pointed out that the only date certain we have is the 30th of June, when the land actually has to be transferred. Since we are hoping to break ground on the 15th or 20th, the amended land disposition agreement should be completed not later than the 15th of June. Chairman Magnin suggested Member Short's motion indicate June 15 as the latest date any modification can be made on the land disposition agreement. Member Muschi seconded the motion. All in favor.

6. Resolution #758 - Find of the Parking Authority that $2,750,000 of the Off-Street Parking Fund Can be Deferred from Capital Improvements After Making Provisions for Requirements in Section 213 of the Traffic Code and Approving Transfer of $2,750,000 to General Fund for Traffic Regulation and Control

Member Muschi moved, seconded by Member Louie that resolution be adopted.

Ayes: Members Magnin, Louie, Muschi, Short
Noes: None
Absent: Member Ergina

7. Resolution #759 - Approving Bill from Conrad Associates for Services Performed re Moscone Center Public Parking Facility

Member Louie moved, seconded by Member Muschi that resolution be adopted.

Ayes: Members Magnin, Louie, Muschi, Short
Noes: None
Absent: Member Ergina

8. Resolution #760 - Authorizing Parking Authority Director to Attend Institutional & Municipal Parking Congress and Requesting Permission to Expend $1,200 Travel Money from the Parking Authority Budget

Member Muschi moved, seconded by Member Louie that resolution be adopted.

Ayes: Members Magnin, Louie, Muschi, Short
Noes: None
Absent: Member Ergina

9. Approval of Golden Gateway Garage Operator's Agreement

Member Muschi moved, seconded by Member Short that agreement be approved. Vote unanimously in favor.

10. Approval of Sidney Goodwill to Board of Uptown Parking Corporation

Member Short suggested that the Parking Authority use it offices to try to get a uniform policy, affirmative action policy and a limitation of terms consecutively served so that some new blood may be brought into the Boards. Mr. Kertz was asked to look into this. Member Short moved, seconded by Member Louie that Mr. Sidney Goodwill be appointed to the Board of Uptown Parking Corp. All in favor.

11. Approval of Third Quarterly Report - Unanimously approved.

12. Unfinished Business - None

13. New Business

Letter dated May 18, 1981 from Paul Newman had been given approval to expend $10,000 for architectural study for replacement of concrete panels over Sutter Street side of Sutter-Stockton Garage. Study has been completed; now requesting permission to expend $276,940 - breakdown from Sokoloff/Bennett Associates - for repairs. Member Louie moved, seconded by Member Muschi that approval be granted. All in favor.

Director Brady received response from Chief Administrative Officer regarding return of $133,335.32 loaned to Moscone Center sewer project in 1975, stating that this money cannot be returned at this time due to very tight financial situation. He believes that payments can begin to be made in July 1985. Director Brady was requested to draft a letter to be signed by Chairman Magnin.

The Parking Authority unanimously approved payment of bill #TEC 602.04.001 dated May 15, 1981 from Tudor Engineering in the amount of $2,920 for engineering services in preparation of plans and specs., etc. for Performing Arts Garage.

14. Public Discussion of Agenda Matters

Chairman Magnin and Member Short felt that the non-profit corporation boards should be more reflective of the community and that the downtown business community be represented thereon because they are the ones who benefit from these garages. Once someone has left the business community, they no longer serve on that board. Possibly a resolution could be put through the Board of Supervisors that their terms be shortened, possibly to two years.

Director Brady informed that in our 1980/81 budget we have hired the Department of Building Inspectors on an annual basis to go through each facility to advise us of structural safety and things that are not being taken care of. They also advise us when the corrections have been made. If corrections are not made, they will be advised that they are in violation of their indentures and leases. Member Short suggested an inspection by the Board of the facilities, which Chairman Magnin felt was an excellent idea.

Member Short suggested that the office staff be issued business cards.

15. Adjournment

Chairman Magnin adjourned the meeting at 2:30 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF THE ABOVE MENTIONED DOCUMENTS ARE ON

FILE IN THE OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

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DIANNE FEINSTEIN, Mayor

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Cancelled

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MEETING NOTICE

PARKING AUTHORITY

Because most Parking Authority business was taken care of at Special meeting of June 10, 1981, the Regular meeting of the Parking Authority scheduled for June 18, 1981 will not be held.

June 12, 1981

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
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DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
440th Regular Meeting
Parking Authority

Thursday, July 16, 1981
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting May 21, 1981
   Special Meeting June 10, 1981

3. Communications
   Letter dated June 25, 1981 and Resolution No. 9017 from City Planning re Mission-Bartlett double decking conformity with Master Plan

4. Director's Report

5. Report of Legal Counsel

6. Resolution - Overture Associates re air rights above Performing Arts Garage

7. Request for Proposals for Development of Housing in Air Space above Moscone Center Garage (from Redevelopment Agency)

8. Notice to Proceed - Performing Arts Garage (tentative)

9. Resolution 761 - Requesting $200,000 Supplemental Appropriation from the Off-Street Parking Fund for Contingencies for the Construction of the Performing Arts Garage

10. Resolution 764 - Approving Bill from Conrad Associates for Services Performed re Moscone Center Public Parking Facility

11. Resolution 765 - Requesting Board of Supervisors to Appropriate $35,658.72 from Off-Street Parking Fund for Payment of Engineering Services to Tudor Engineering Company in Design of Performing Arts Garage to Receipt of Construction Bids

12. Approval of Ellis-O'Farrell Garage Budget

13. Approval of Golden Gateway Garage Budget

14. Approval of Sutter-Stockton Garage Budget

15. Approval of Request from Japan Center Garage dated June 24, 1981 to Expend $1,500 for Purchase of Motor Driven Cycle to Increase and Improve Security

16. Unfinished Business

17. New Business

18. Public Discussion of Agenda Matters

19. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 440th Regular Meeting

Thursday, July 16, 1981
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. John Short

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Allen Tong, Japan Center Parking, 1660 Geary Blvd., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
David P. Cincotta, Attorney, 333 Market St. Suite 2230, SF
Hilda Cloud, Senior Housing Development Corp., 1480 Sutter, SF
Robert Herman, Robert Herman Assoc., 2420 Polk St., SF

In absence of Chairman Magnin, Vice Chairman Louie called meeting to order at 1:45PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of Regular meeting May 21, 1981 and Special meeting June 10, 1981 were adopted as presented.

3. Communications and
4. Director's Report
Director informed she had attended IMPC meeting in Toronto, Canada, but had not had opportunity to write out report.

Letter from City Planning dated June 25, 1981 re double decking of Mission-Bartlett parking facility. At present time Mayor and Budget Office have left us no funds for 1981/82.

Chairman Magnin arrived at this point in meeting.

Director stated only enough funds for contingencies for Performing Arts Garage. Mission-Bartlett must be held in abeyance until 1982/83. Had meeting with Mission Merchants. Mayor understands only way we can get money to proceed with Mission-Bartlett would be if CAO returned money loaned for sewer construction in Moscone Center.

5. Report of Legal Counsel
Incorporated in Item #6.

6. Resolution - Overture Associates re air rights above Performing Arts Garage

Mr. Mark Kertz stated that the resolution is about ready to be presented in final form. Mr. Kertz, Mr. Tony DeLucchi of the Real Estate Department representing the Parking Authority, counsel from Overture Associates, counsel from Redevelopment Agency and representatives from City Planning met yesterday from 9:00 AM to 4:00 PM and have prepared a resolution that can be presented to the Board of Supervisors on Monday in which all are in agreement. Because of revisions it is not yet in final form. Persons here should testify at this time so that we can get the resolution in final form and delivered. Chairman Magnin asked if there was time between now and next Monday to call a Special meeting to approve the resolution, to which Mr. Kertz replied that the resolution would go to the Board, after which it could be approved by the Parking Authority. He recommended to this Authority that certain action be taken and then this Authority would have the power over what to do.

Mr. Kertz pointed out five issues on which there was still disagreement when the Real Estate Department and City Attorney's office went through each section of the comtracts between this Authority and Redevelopment Agency and between this Authority and the joint venture.

Chairman Magnin said he wanted to hear from various agencies who are interested in this project so some questions may be answered and perhaps others developed. There was lengthy discussion by Mr. Stoloff of the Redevelopment Agency; Mr. David Cincotta, Mr. Dana Sack, Mr. Robert Herman of Overture Associates; Miss Hilda Cloud of the Senior Housing Development Corp., Mr. Kertz; Director Brady and the members of the Parking Authority. It was agreed that a Special meeting of the Parking Authority would be called whenever necessary to expedite the matter.

Chairman Magnin asked each individual member of the Parking Authority what their posture is so that Director Brady can present a consensus. The consensus comes down that the members agree that if all of the concerns of the members, the Real Estate Department and the Parking Authority's attorney can be agreed to in written form, the Parking Authority can probably accept the agreement with these revisions. Chairman Magnin stated that he would not want to get this Authority into a position where it had to, by contract, deliver any definite number of stalls because, notwithstanding the good purpose for which this housing is going to be built, he still felt that the public good comes before the private good, whether the private good is a senior citizen, moderate income or market rate person. This garage is a turnover garage; it will have daytime usage. It will probably be the first garage the city has ever built that's going to have 16 to 24 hour usage because of the daytime demand from Civic Center and the nighttime demand from the cultural activities and he doesn't think that in order to accomplish this we have, at this point, to make a commitment for any finite number of stalls - we have to reserve the right to commit no stalls. If the Redevelopment Agency says they cannot sell air rights without stalls, some arrangement will have to be worked out when the type and class of housing is determined. At that time it will take action of the Parking Authority, concurred in by the Board of Supervisors, to lease, sell or reserve public parking stalls, price to be determined from demand and occupancy.

Director Brady stated that this was also in conformance with an agreement that

was made between the Board of Supervisors, the Performing Arts Sponsors and the Parking Authority when Commerce Playfield was turned over to the Performing Arts Sponsors, eliminating 465 public spaces at that time. All agreements among all parties were that those 465 spaces plus an additional 120 stalls would be replaced by the Parking Authority and by the City. Therefore, this is in conformance with all prior agreements.

7. Request for Proposals for Development of Housing in Air Space Above Moscone Center Garage (from Redevelopment Agency)

This was merely an information item. Director appeared before Redevelopment to request 180 days extension of time for sale of bonds, etc. for Moscone Center Garage - was granted 90 days.

8. Notice to Proceed - Performing Arts Garage

United Engineers was given notice to proceed on July 14, 1981. Contract documents were to have been delivered in time for this meeting so they could be signed. Chairman Magnin felt this was a critical period and did not think it inappropriate to call a Special meeting if necessary.

9. Resolution 761 - Requesting $200,000 Supplemental Appropriation from the Off-Street Parking Fund for Contingencies for the Construction of the Performing Arts Garage

Board of Supervisors had agreed that the Parking Authority could put in supplemental for contingencies for art enrichment, etc. After discussion, moved by Member Muschi, seconded by Member Louie, for adoption.

Ayes: Members Magnin, Ergina, Louie, Muschi, Short
Noes: None
Absent: None

10. Resolution 764 - Approving Bill from Conrad Associates for Services Performed re Moscone Center Public Parking Facility

Moved by Member Ergina, seconded by Member Short for adoption.

Ayes: Members Magnin, Ergina, Louie, Muschi, Short
Noes: None
Absent: None

11. Resolution 765 - Requesting Board of Supervisors to Appropriate $35,658.72 from Off-Street Parking Fund for Payment of Engineering Services to Tudor Engineering Company in Design of Performing Arts Garage to Receipt of Construction Bids

Chairman Magnin pointed out that this contract was with the Sponsors of the Performing Arts Garage and this Authority is not legally responsible for payment. After discussion, Member Short moved that this resolution be denied and a letter written stating Mr. Magnin's opinion and if Tudor wishes to resubmit their bill, they will have to overcome those opinions. Member Muschi seconded this motion.

Ayes to Deny: Members Magnin, Ergina, Louie, Muschi, Short
Noes: None
Absent: None

12. Approval of Ellis-O'Farrell Garage Budget

13. Approval of Golden Gateway Garage Budget

14. Approval of Sutter-Stockton Garage Budget
Member Louie moved, seconded by Member Muschi that the above budgets be adopted as presented. Vote unanimously in favor.

15. Approval of Request from Japan Center Garage dated June 24, 1981 to Expend $1,500 for Purchase of Motor Driven Cycle to Increase and Improve Security
Member Ergina moved, seconded by Member Muschi that this expenditure be approved. Vote unanimously in favor.

16. Unfinished Business - None

17. New Business

Ellis-O'Farrell Assignment of Operator's Agreement from Savoy Corporation to Pansini Corporation
Member Muschi moved in favor, seconded by Member Louie. Vote unanimously in favor.

Approval of Robert Leitstein to Board of Uptown Parking Corporation
Member Muschi moved, Member Short seconded. All in favor.

Final Agreement as Approved by City Attorney with Tudor Engineering for Continuation of Performing Arts Garage
Member Ergina moved, Member Short seconded. All in favor.

18. Public Discussion of Agenda Matters - None

19. Adjournment
Meeting adjourned at 2:45 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF THE ABOVE DOCUMENTS ON FILE

IN THE OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

SF
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441

MEETING NOTICE
441st Regular Meeting
Parking Authority

Thursday
August 20, 1981
1:30 P.M.

Conference Room - Sixth Floor
450 McAllister St., SF 94102

A G E N D A

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1. Roll Call
2. Adoption of Minutes, Meeting of July 16, 1981.
3. Communications
4. Director's Report
   a) Performing Arts Center Garage - Possible Agreement on Housing
   b) Moscone Center Garage - Four proposals have been received by the Redevelopment Agency for air right housing at this sight. Representatives will present, and our designer will comment:

Chelsea Development Co. San Francisco	Forest City Dillon, Inc. Los Angeles
Christopher Treble Menlo Park	Lincoln Property Foster City

5. Report of Legal Counsel
6. LEASE: Laguna Honda School Yard
7. Conrad Associates bill - $12,750 dated July 20; approve payment
8. Sutter-Stockton Garage cleaning equipment -- approve expenditure for new fee computer.
9. Sutter-Stockton Garage - Proposed rate structure: refer to Traffic Engineering, Real Estate, Controller
10. Resolution - Approve reimbursement of $14,250.00 insurance premium paid by United Engineers, Inc. which is not included in construction contract
11. Request Traffic Engineers - Survey of Geary East of 14th Avenue for off-street parking need
12. Approve Appointment - Mr. Marvin Johnson, Director of S. F. Downtown Parking - vice Walter Kaplan, deceased
13. Unfinished Business
14. New Business
15. Public Discussion of Agenda Matters
16. Adjournment

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 441st Regular Meeting

Thursday, August 20, 1981
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. John Patrick Short

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, 550 Pine St., SF
Bob Engle, Conrad Associates, Oakland CA
Jorge DeQuesada, JDQ, Inc., 1700 Montgomery St., SF
Frederick Willson, Martin, Cagley & Nishkian, 1 Holland Ct., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Nick Kikes, City Attorney, 214 Van Ness Ave., SF
John Igoe, Lincoln Properties, Foster City CA

Chairman Magnin called meeting to order at 1:40 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of Regular meeting held July 16, 1981 adopted as submitted.

3. Communications
Letter from SF Ballet dated 8/14/81 re purchase of easement Performing Arts Garage, subsurface easements for excavations and footings or foundations and light and air easement, etc. for new building per Parking Authority resolution #747. Unanimously approved.

Letter from Real Estate Department dated 8/18/81 re possible lease of 110 stalls at 5250 Geary Blvd. will be sent to Traffic Engineers for survey.

Copies of letters from Real Estate Department to Richard Dole dated 8/18/81 re Ellis-O'Farrell Garage assignment of Duchesse Boutique lease and lease of Spaces D and E and reducing area occupied by Fruit Bowl Restaurant.

Letter dated 8/18/81 from David Cincotta formally requesting that matter of Overture Associates be heard before the Parking Authority as soon as possible. Parking Authority did not receive documents until this morning and, in speaking to

him, indicated this Board would undoubtedly be willing to call special meeting. Asked Supervisor Renne, Mr. Wallace Wortman, Mr. Mark Kertz and Mr. John Farrell to render written opinions. Will send to members as soon as all received and call special meeting.

4. Director's Report

Contractor on site at Performing Arts Garage. Permits all approved. Jim Cheng, DPW, approved as resident engineer.

Housing - Performing Arts Garage: At Board of Supervisors meeting Monday night, after some 26 hours of deliberation, Wallace Wortman, Mark Kertz, David Stoloff of Redevelopment, Michelle Korwin of Budget Analyst's office, proponents and Director had arrived at what was considered to be a resolution that took care of all best interests of the City and still equitable to proponents. Board completely overturned this resolution as proposed by Supervisor Renne and approved what is believed to be resolution entirely advocated by proponents. No one was sure what had been passed, but finally received a copy on Monday. Still do not have all addenda.

Chairman Magnin indicated that a special meeting would be held after all necessary documents are mailed to members for analysis and evaluation, but felt no obligation to have one at this date since proponents came in at eleventh hour. Same might be said for Moscone Garage.

Chairman asked that we skip to Item 5 and return to Item 4-b.

5. Report of Legal Counsel - Reserved for Special Meeting.

6. Lease - Laguna Honda School Yard

In Finance Committee Supervisor Dolson asked that item be put over at call of Chair.

7. Conrad Associates bill for $12,750 dated July 20 - approve payment

Money has been appropriated for Mission-Bartlett; this is merely approval of bill. Member Muschi moved, seconded by Member Louie. Vote unanimously in favor.

8. Sutter-Stockton Garage cleaning equipment - approve payment

Member Ergina moved, seconded by Member Muschi that Sutter-Stockton be allowed to expend $28,800 for cleaning equipment, fee computer, etc. All in favor.

9. Sutter-Stockton Proposed Rate Structure

This will be referred to Traffic Engineering, Real Estate Department and Controller and will be heard at a later date.

10. Approve reimbursement of $14,250 insurance premium paid by United Engineers, Inc. not included in construction contract

Unanimously approved - resolution will be drawn.

11. Survey of Geary Street, East of 14th Avenue for Off-Street Parking Need

Traffic Engineers will be asked to do survey and report to Parking Authority.

12. Approval Appointment of Mr. Marvin Johnson to Board of Directors, Downtown Parking Corporation

Appointment unanimously approved.

4-b. Moscone Center Garage - Proposals received by Redevelopment Agency for air rights

Chelsea Development Co., Christopher Treble, Lincoln Property and their representatives presented plans for housing over the Moscone Center Garage. Director Brady supplied the members with copy of memorandum dated October 4 1978 in which she had indicated to the Redevelopment Agency that ". . .multi use be considered at the onset and the Parking Authority be brought into preliminary discussions with private developers to thoroughly explore the benefits of all parties as well as the over-all planning for an esthetic but viable project." Director Brady indicated that over a period of time we have had to go to Redevelopment for extensions of time - last time requested 180 days, but were granted 90 days with the understanding that Redevelopment Agency would put out bids for proposals for housing above the facility.

Chairman Magnin asked that each designer answer three questions when they presented their plans:

1. How many spaces are provided or remain for public parking?
2. How many spaces are provided for private housing parking - if there is a number, is that number to be subtracted from the public count?
3. In your estimation, what would the time delay be in going back to square one since plans are now 95% complete?

Mr. Robert Engle of Conrad Associates, who had done our plans and specs, has looked at the plans and will comment pro or con and answer questions on each of the proposed plans.

Mr. Harold Moose, Chelsea Development Co., presented plans which included eight floors of parking, 2 underground and 6 above ground, of 91 stalls each for an exact mix of compact and standard size cars. He felt home parking should be a separate area for security and marketing purposes either on first floor level or on plaza level, keeping Parking Authority parking completely separate, but using same ramp design. They have 728 spaces of public parking exclusive of residential parking. Redesign would take approximately four months. Believe garage can be redesigned and completed within one year from day one. To his question as to who would absorb the costs in strengthening underpinnings and going underground, Chairman Magnin was informed that designer is prepared to advance a maximum of $100,000 initially, $400,000 being the least amount they would have to pay for air rights. After the appraisal of air rights is concluded by HUD, would then go an additional amount up to the amount of appraisal to take care of other amounts remaining, probably some $200,000 additional. However, Parking Authority would pay extra costs of going under ground another floor. Director Brady pointed out there would be additional costs for fire sprinklers on all levels.

Mr. Christopher Treble of Menlo Park presented plans for building a tower next to the garage rather than atop it. Mr. Lee Chong described these plans which would completely change the present garage plans, adding a park atop it.

Chairman Magnin asked a fourth question: How many spaces for public sector does design provide?

This plan provides 815 spaces within the garage; 50 for residential on a completely separate level, or 765 spaces for the garage. Chairman Magnin asked who had title to the commercial frontage on Third Street. Mr. Treble replied that it was his understanding Parking Authority did and that designer had no particular interest

in it - if Parking Authority wants commercial that's fine; if not that's fine too. Chairman Magnin said that in marketing bonds in a terribly difficult bond market, the revenues the consultants project might help the bonds fly.

Forest City Dillon, Inc. was not represented and sent no plans.

Mr. John Igoe, Vice President of Lincoln Property, Foster City, proposed to use the Parking Authority garage structure, putting two levels of housing on top. Would purchase or lease 20 spaces from the Parking Authority, leaving 700 net spaces for public use, or a total of 720 spaces, based on current design which is at a level of 25% compact. They would provide 80 units - 40 efficiency and 40 1-bedroom - with 10% guaranteed set aside for moderate income housing. Changes could probably be accomplished within a three month period - 75 to 90 days for Conrad to incorporate changes. Have offered $10,000 a unit for air rights over garage in addition to strengthening the garage structure. Design should be done within about a 90 day period. Structure would be ready within a 16 month period or ready for occupancy January 15, 1983, allowing 60 days for sale of bonds, 30 days for bidding period. Retail space would remain the same. Under this plan, which is under 75' height limit, no sprinklers would be necessary by Parking Authority or housing developer. Interferences would be that for a one month period would take up space on garage roof and next floor below it while transfer floor being built. For six month period would need about 7600 square feet on top floor because using prefab. Start housing day garage is finished; housing will be ready within eight months of time that garage is finished.

Member Short stated this could be a "muddy water" situation with Redevelopment and asked Helen Sause if Parking Authority might have a letter from them defining understanding. She agreed.

13. Unfinished Business - None

14. New Business
Member Short indicated he would like to have about ten minutes at the next meeting to make comments from point of view of a new Parking Authority member.

15. Public Discussion of Agenda Matters - None

16. Adjournment
Chairman Magnin adjourned meeting at 3:35 PM.

Respectfully submitted,

Margaret L. Brady
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
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558-3651

DIANNE FEINSTEIN

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PLEASE NOTE CHANGE OF TIME AND PLACE PLEASE NOTE CHANGE OF TIME AND PLACE

MEETING NOTICE
442nd Regular Meeting
Parking Authority

Thursday, September 17, 1981
12:30 PM

Commission Room, Main Library
San Francisco CA 94102

AGENDA

1. Roll Call

2. Adoption of Minutes -- Regular Meeting - August 20, 1981
Special Meeting - September 1, 1981
Special Meeting - September 3, 1981

3. Director's Report

4. Report of Legal Counsel

5. Transferring to Redevelopment Agency Air Rights Over that Portion of Performing Arts Garage Site Owned in Fee Simple by the Parking Authority and Easements Necessary Thereto

6. Request Mr. Adams and Mr. Pansini to report on status of security at Golden Gateway

7. Resolution #768 - Approving "Change Order" Forms and Authorizing Signatures for Same

8. Approve Progress Payment United Engineers - Performing Arts Garage

9. Approval of Annual Budget for Downtown Parking Corporation

10. Unfinished Business

11. New Business

12. Public Discussion of Agenda Matters

13. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - 442nd Regular Meeting

Thursday, September 17, 1981
12:30 PM
Commission Room, Main Library
McAllister and Larkin Streets
San Francisco CA 94102

PRESENT

Authority Members: Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. John Patrick Short

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, Portsmouth Square, 733 Kearny St., SF
Nick Kikes, City Attorney's Office, 214 Van Ness Ave., SF
David Stoloff, SFRA, 939 Ellis St., SF
Robert Adams, Attorney for Golden Gateway Parking Corp.
Earl Christiansen, Manager, Golden Gateway Garage

ABSENT: Donald Magnin, Chairman
Dr. Amancio G. Ergina

In the absence of a quorum, Member Louie and Member Short as a committee, heard Item 6 on the agenda.

Mr. Robert Adams, attorney for the Golden Gateway Parking Corporation, explained the urgent need for additional security at Golden Gateway Garage and requested approval to expend $16,575.24 for 2 Cushman carts for guards' transportation throughout the garage, installation of additional lighting, the replacement of a damaged fire door and the revision of locks for exit only on street doors, plus $3,070 for additional operating expenses for increased security guards.

Member Muschi arrived at this point.

In the absence of Chairman Magnin, Vice Chairman Louie called the meeting to order at 1:00 PM.

1. Roll Call indicated a quorum present.

Mr. Adams concluded his explanation and the Parking Authority gave unanimous approval for the requested expenditure.

2. Adoption of Minutes

Minutes of the regular meeting of August 20, 1981 and special meetings of September 1 and September 3, 1981 were adopted as presented.

3. Director's Report

Director Brady reported that an action had been filed against the Parking Authority with regard to the Performing Arts Garage, which action is to be heard Monday, September 21. Counsel advises all personnel and members that there is to be no discussion of any kind with regard to the Performing Arts Garage while this litigation is pending.

Director Brady met with the Redevelopment Agency on Tuesday night and the proposal they had for the Moscone Center Garage has fallen through because the proponents felt they could not get finances together in time. Today at 1:30 there is to be a meeting with another proponent.

4. Report of Legal Counsel - None

5. Transferring to Redevelopment Agency Air Rights Over that Portion of Performing Arts Garage Site Owned in Fee Simple by Parking Authority and Easements Necessary Thereto

Director Brady stated that this item was moot because of the legal situation. However, at meeting on Tuesday with Redevelopment, Mr. Macris and others felt perhaps there was alternative funding. They have requested, and Mr. Kertz advises it is in order, to amend the Third Amendatory Agreement to extend the period of the air rights for one month. Member Short moved in favor of this extension, seconded by Member Muschi. All in favor.

Mr. Stoloff of the Redevelopment Agency asked whether a gift could be accepted if it is proferred, stating that this must be done by Monday. Mrs. Brady pointed out that this could not be discussed at this time. Therefore, Member Short suggested that a special meeting be called after the court matter of the Performing Arts Garage is heard on Monday. After some deliberation regarding the appropriateness of this discussion, Mr. Kertz said that a gift could probably be accepted as long as there were no conditions on it. Mr. Cheng concurred with Mrs. Brady's statement that he had advised us that we would have until Tuesday, September 22, to accept gift. A special meeting was scheduled for Tuesday, on the condition that the court case is settled on Monday.

7. Resolution #768 - Approving "Change Order" Forms and Authorizing Signatures for Same

Member Muschi moved for adoption, seconded by Member Short.

Ayes: Members Louie, Muschi, Short
Noes: None
Absent: Members Magnin, Ergina

8. Approve Progress Payment United Engineers, Inc. - Performing Arts Garage

Mr. James Cheng, site engineer, met with contractors and went over each and every item. Mr. Cheng explained the request for this payment and recommended approval. He stated that the majority of the construction would be finished by mid-June of next year, and the garage would be ready for operation some time in August. Unanimous approval was given.

9. Approval of Annual Budget for Downtown Parking Corporation

Unanimously approved.

10. Unfinished Business - None

11. New Business
Unanimous approval was given for Sutter-Stockton to expend $1,269.58 for necessary curb and street work at Stockton tunnel to accommodate Muni loading and unloading without hampering access to and exit from garage.

12. Public Discussion of Agenda Matters - None

13. Adjournment
Meeting adjourned at 1:15 PM.

Respectfully submitted,

Margaret L. Brady
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
443rd Regular Meeting
Parking Authority

Thursday, October 15, 1981
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

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AGENDA

1. Roll Call
2. Adoption of Minutes - Regular Meeting September 17, 1981
3. Commissioners' Questions and Matters
4. Director's Report
5. Report of Legal Counsel
6. Housing - Moscone Center Garage
   Presentation by Forest City Dillon, Inc.
7. Rate Adjustments - Fifth & Mission Garage
   Golden Gateway Garage
   Portsmouth Square Garage
   Sutter-Stockton Garage
8. Adoption of Fourth Quarterly Report
9. Unfinished Business
10. New Business
11. Public Discussion of Agenda Matters
12. Adjournment

Agenda

Call to Order

Pledge of Allegiance - Angelo Gentry (October 17, 1776)

Consideration/ Questions and Answers

Mayor's Report

Report of Local Groups

Update - Jacoby College Campus
Presentation by Bonner City Union, Inc.

New Attorney - Filing & Vacancy Notice
Melissa Jackson Gentry
Richmond Bonner Gentry
Jennifer Gentry Jones

Adoption of Fiscal Operating Budget

Building Update

New Business

Public Discussion of Agenda Items

Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 443rd Regular Meeting

Thursday, October 15, 1981
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Donald Magnin, Chairman
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. John Patrick Short

Authority Staff: Margaret L. Brady, Director
Benjamin Flores, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Nelson Wong, DPW, 460 McAllister St., SF
Russell Lee, DPW, 460 McAllister St., SF
S.E. Onorato, Portsmouth Square Garage, 733 Kearny St., SF
George Jones, Forest City Dillon, 11611 San Vicente, Los Angeles
George Ivelich, HKIET Architects, 522 Washington St., SF
Robert Tucker, HKIET Architects, 522 Washington St., SF

ABSENT Dr. Amancio G. Ergina

Chairman Magnin called meeting to order at 1:35 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
Minutes of Regular meeting of September 17, 1981 adopted as presented.

Chairman Magnin recessed the meeting for approximately 10 minutes to go into Executive Session in order to discuss with counsel a matter of pending litigation. He handed out a questionnaire to those interested in rate changes:

If the proposed new rate structure is not approved:

1. Will there be enough revenue to cover debt service including interest and principal?
2. Will there be enough revenue to cover operating expenses?
3. To what use will the excess funds, if any, be put as a result of an increase in rates?
4. At present, how frequently are you "full"?

Mr. Magnin asked that those interested study this questionnaire during the recess and be prepared to answer the questions when the rate adjustments were discussed.

Meeting reconvened at 1:50 PM.

3. Commissioners' Questions and Matters

Member Short stated that he had delved into matters of the Parking Authority and found that there are many facets to it - we don't run all the garages per se, although we recommend rates even though we are not in charge of the collection. Brink's has recently been discharged as the collection agency for meters in New York. He also found that some of the non-profit corporations are sitting on a large amount of money and not retiring bonds. He suggested that Harvey Rose be hired to do an in-depth study, feeling that if we instigate the report we will be "cleaning our own house" - as in every business we should take a look at it once in a while. He felt that one of our members was very knowledgeable, but the rest don't give enough input. He suggested that we do an inspection of the garages, assigning different categories to each member, who will then report back to the full commission. This inspection will come out of Parking Authority funds. Supervisors Molinari and Renne will have to advise us if this is a feasible idea. Since Mr. Rose is very busy after January with the City budget, Member Short felt we should begin as soon as possible. An in-depth study would probably cost about $70,000 taking 2 - 2-1/2 months.

Member Short felt that we are responsible for City funds, but we have no control - we can't give the Board a true picture of what the Parking Authority is. For instance, we might call the Street Cleaning Department to replace lights, however, we get no follow-up report. It took two months to get lights repaired at the Marina facility; the same with Polk Street facility.

There has been discussion regarding increasing parking hours in the shopping districts, possibly from 8 AM to 8 PM in order to get more revenue. He felt that possibly some of the meters should be converted to 2-hour meters. There are two stalls in the Polk Street lot which are not being used and could possibly be converted to motorcycle use. He suggested uniform by-laws for the non-profit corporations, and possibly even a member of this commission on each board who could report back to the Chair. He also suggested that the members and the Board of Supervisors be polled to see if this would be feasible.

Member Muschi felt this was an excellent idea, particularly since he had previously suggested that all the zones in the City be reevaluated since some of them don't make sense - where there should be meters. To Mr. Muschi's suggestion that merchants pay for white zones where meters have been removed, Mr. Nelson Wong advised that this practice is now in effect. Member Short stated that there is gerrymandering in some areas and they should all be uniform. We might look at the airport lot at Ellis and Taylor.

Chairman Magnin felt that Member Short's idea was excellent, particularly with regard to the non-profit sub-committees; however, he felt that some of the suggestions were without the purview of the Parking Authority.

4. Director's Report - None

5. Report of Legal Counsel - None

6. Housing - Moscone Center Garage

Mr. George Jones, Vice President of Forest City Dillon, and Mr. George Ivelich and Mr. Robert Tucker of HKIET Architects, presented their plans for housing at Moscone Center, stating that 10% of the units would be for moderate income families. No commercial space will be lost and it will be reserved for the Parking Authority.

7. Rate Adjustments - Fifth & Mission, Golden Gateway, Portsmouth Square and Sutter-Stockton Garages

Mr. Sol Onorato of Fifth & Mission and Portsmouth Square, and Mr. Richard Guynn of Sutter-Stockton discussed their reasons for the requested rate adustments and replied to Chairman Magnin's questionnaire. However, since Mr. Nelson Wong of Traffic Engineering had presented a suggested rate adjustment which the members had not had a chance to review, a Special meeting will be called next week to consider rate adjustments at these garages.

8. Adoption of Fourth Quarterly Report

Unanimously approved.

9. Unfinished Business

Air rights above the Performing Arts Garage were unanimously extended to Redevelopment Agency for another month.

10. New Business

Payment of the second progress payment to United Engineers in the amount of $74,123.55 for construction of the Performing Arts Garage was unanimously approved.

11. Public Discussion of Agenda Matters - None

12. Adjournment

Meeting adjourned at 2:25 PM.

Respectfully submitted,

Margaret L. Brady
Director

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ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
444th Regular Meeting
Parking Authority

Thursday, November 19, 1981
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting October 15, 1981
   Special Meeting October 21, 1981

3. Commissioners' Questions and Matters

4. Communications
   Letter dated October 27 from Orrick, Herrington & Sutcliffe re Performing Arts Garage Lease Revenue Bonds, Series 1978

   Letter dated October 30 from Golden Gateway Parking Corp. re Assignment of Operator's Agreement, Acceptance of Assignment, Guarantee of Performance and Consent to Assignment

5. Director's Report
   Status of Performing Arts Garage

6. Report of Legal Counsel

7. Assignment - SF Ballet Building - Easement over Performing Arts Garage Property

8. Resolution 776 - Approving Bill from Conrad Associates for Services Rendered re Moscone Center Public Parking Facility Redesign

9. Approval of First Quarterly Report/Annual Report

10. Unfinished Business

11. New Business

12. Public Discussion of Agenda Matters

13. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #444

Thursday, November 19, 1981
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. John Patrick Short

Authority Staff: Margaret L. Brady, Director
Mark Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Roy C. Jeske, System Parking, Inc., 330 Sutter St., SF
S.E. Onorato, Portsmouth Square, 733 Kearny St., SF
Albert Petteruti, Pansini Corp., 185 Berry St., SF
Dana Young, Pansini Corp., 185 Berry St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Allen Tong, Japan Center Parking, Inc., 1660 Geary Blvd., SF
James Cheng, 357 City Hall, SF

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
Minutes of regular meeting October 15, 1981 and special meeting October 21, 1981 adopted as presented.

3. Commissioners' Questions and Matters
Member Short questioned the amount of $25,950 on the bill presented by Orrick, Herrington & Sutcliffe. Director Brady stated she would look into it, but that in any event it could not be paid at this time as there is no money in the Performing Arts Garage fund predicated on the fact that originally we were going to go to bonding.

Chairman Magnin stated that upon presentation of new rates in the media, both he and Director Brady received a number of very critical letters, particularly from monthly parkers who felt they had an inalienable right to those spaces. These people were informed that the short-term parker was deserving of those spaces. He again emphasized that the increase was not primarily one of revenue but one of turnover.

4. Communications
Director Brady read letter from Orrick, Herrington & Sutcliffe dated October 27, 1981, reiterating that when money is available their bill will be paid.

Director Brady read letter from Golden Gateway Parking Corp. stating that "Savoy Corporation realigned their operations, as a result of which the Garage operations were set up as a separate corporation under the name 'Pansini Corporation' and that substantially the same management would be responsible for the operation of the Golden Gateway Garage." Approval was asked of the Assignment of Operator's Agreement. After discussion Member Muschi moved for approval, seconded by Member Ergina. All in favor.

5. Director's Report

Director Brady referred to the Mayor's letter to the Board of Supervisors again asking for rescission of their resolution recommending housing over the Performing Arts Garage. The Mayor interviewed some developers, particularly Campeau from Canada, who was very interested. However, after meetings with engineers, all of the experts with whom they met came out with a figure of $2.3 million for low-cost or moderate and $2.6 million for market rate; or $27,000 per unit for low-cost or moderate and $33,000 per unit for market rate housing, making the project not feasible. This matter will again be before the Board on November 23.

There is now a clouding of the issue since the opposing attorney went to Mr. Paul Newman, attorney for various non-profit corporations, who agreed that it would be possible to form a non-profit corporation for the project. Director Brady stated that a non-profit corporation would be impossible at this time since we have the money, we have a contract and we are under construction. We have promised the General Fund $500,000 minimum annually. If we turned over to a non-profit corporation at this time, at the end of the bond time we will have paid $13 million for the facility.

Chairman Magnin indicated there might be two more points - the most practical being we are already under construction. The other point being that the land was acquired by the Parking Authority from Redevelopment,and how can a non-profit corporation come and take over this land?

Mr. Newman defended his position stating that it was true that he felt a non-profit corporation could be formed, but only with the approval of the Mayor and the Board of Supervisors. He stated excess revenues would be used to maintain Performing Arts Center buildings. Chairman Magnin felt that the Parking Authority had been done a disservice from a pratical standpoint and perhaps Mrs. Brady should contact the press before someone else does.

Director Brady stated that she had attended Finance Committee meeting on Tuesday regarding rate adjustments at four garages. After much discussion Supervisor Renne asked whether it was not the fact that some of the non-profit corporations had surplus funds they would not turn over to the City. She could find no reason why we should give these garages, Portsmouth and Sutter-Stockton, rate increases. Although Director Brady explained that this increase was not for additional revenue but for turnover, Supervisor Renne still felt it was not reasonable to give them an increase in rates. Therefore, Portsmouth and Sutter-Stockton were deleted.

Director Brady stated there had been a meeting with Mr. Nothenberg and things must be taken care of to his satisfaction. He indicated his priorities - an agreement between Fifth & Mission and Portsmouth Square. There was then a discussion of Sutter-Stockton. Chairman Magnin felt rather strongly that there are indeed unmarked reserved excess funds and the General Fund could use these monies.

At Mr. Newman's suggestion that he would meet with each member and give some background, Chairman Magnin agreed that he should meet not privately, but individually, and asked Member Short to meet with him.

Chairman Magnin stated that Mr. Ludwig had called to his attention an error on page three of the annual report indicating that an agreement had been reached with Sutter-Stockton. He felt that the "rules" had been changed since the report was written.

6. Report of Legal Counsel
Chairman Magnin reminded that Mr. Kertz had written a very comprehensive memorandum on or about August 18 regarding the Board resolution which recommended that housing be built above the Performing Arts Garage. Mr. Kertz informed that Judge Brown had not yet made a decision.

7. Assignment - SF Ballet Building - Easement over Performing Arts Garage Property
This matter was put over because the Real Estate Department and City Attorney have found some problems since property Ballet wants is staging area.

8. Resolution 776 - Approving $20,000 bill from Conrad Associates for services rendered re Moscone Center Garage Redesign
Member Ergina moved for adoption, seconded by Member Louie

Ayes: Members Magnin, Ergina, Louie, Muschi, Short
Noes: None
Absent: None

9. Approval of First Quarterly Report/Annual Report
Both unanimously approved.

10. Unfinished Business
Resolution 777 - Payment of $14,330 to Tudor Engineering re Performing Arts Garage
Member Ergina moved for adoption, seconded by Member Muschi

Ayes: Members Magnin, Ergina, Louie, Muschi, Short
Noes: None
Absent: None

Resolution 778 - Approving Third Progress Payment to United Engineers, Inc. in the Amount of $96,898.05 - Performing Arts Garage
Member Muschi moved for adoption, seconded by Member Louie

Ayes: Members Magnin, Ergina, Louie, Muschi, Short
Noes: None
Absent: None

11. New Business - None

12. Public Discussion of Agenda Matters
Mr. Onorato stated that he had only learned today that Portsmouth Square had retired bonds. He stated that at the moment Fifth & Mission had no surplus funds due to the imposition of Proposition S and increased costs. Director Brady stated that she was not aware until this morning that Portsmouth had retired bonds. She

was still of the opinion, according to the trustee's report, that there were still surplus funds.

Mr. Newman stated the bondholder was New York Life. He stated the directors felt they were doing a service to the City when they "passed the hat around Chinatown" and sold the bonds for $830,000. The bonds had to be rewritten and there were only four plates in existance. Therefore, two men bought all the bonds. The Board of Directors retired the bonds at a Board meeting. They individually lost about $30,000 - they paid market value for the 4-1/4% bonds. He felt there was an inference that "someone was trying to put one over on the City." Chairman Magnin indicated his "surprise" that par value was paid, as he was of the opinion there should have been a considerable discount.

13. Adjournment
Meeting adjourned at 2:35 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF THE ABOVE DOCUMENTS ARE ON FILE

IN THE OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

DOCUMENTS DEPT.

1981

CANCELLATION OF MEETING

PARKING AUTHORITY

By unanimous vote at the meeting of November 19, 1981, the Parking Authority cancelled the December meeting. Should urgent business arise, a special meeting will be called.

December 11, 1981

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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JAN 18 1982
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MEETING NOTICE
445th Regular Meeting
Parking Authority

Thursday, January 21, 1982
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call
2. Election of Chairman
3. Adoption of Minutes - Regular Meeting November 19, 1981
   Special Meeting November 24, 1981
4. Commissioners' Questions and Matters
5. Communications
   Letter from Supervisor Louise Renne

   Request from Orrick, Herrington & Sutcliffe re bond work for Performing Arts Garage $25,950 and printing $4,962.73
6. Director's Report
7. Report of Legal Counsel
   Vallejo Street Garage
8. Approval of contract modification with Conrad Associates re Moscone Garage
9. Resolution #783 - Approving Payment of $37,500 to Conrad Associates for Services Performed re Moscone Center Garage
10. Resolution #784 - Approving Payment of $16,000 to Conrad Associates for Services Performed re Moscone Center Garage
11. Resolution #785 - Approving Progress Payment No. 4 to United Engineers, Inc. in the Amount of $158,437.80 - Performing Arts Garage
12. Resolution #786 - Approving Progress Payment No. 5 to United Engineers, Inc. - Performing Arts Garage
13. Resolution #787 - Requesting Board of Supervisors to Appropriate from Off-Street Parking Fund $93,500 for Parking Meter Purchase
14. Resolution #788 - Requesting Board of Supervisors to Appropriate Funds ffom Off-Street Parking Fund for Meter Installation
15. Resolution #789 - Resolution re San Francisco Ballet
16. Approval of Lease between Merrill's Drug Stores and City & County of San Francisco re Parking - Geary Mall
17. Approval of Change Order signed by Director in amount of $419 re insurance United Engineers, Inc. - Performing Arts Garage
18. Rescind Resolution #782 - Requesting Board of Supervisors to Appropriate $10,000 from Off-Street Parking Fund for Controller's Audit of Portsmouth Square Parking Corporation
19. Unfinished Business
20. New Business
21. Public Discussion of Agenda Matters
22. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

DOCUMENTS DEPT.
MAY 18 1982

MEETING REPORT - Regular Meeting

#445

Thursday, January 21, 1982
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, Portsmouth Square, 733 Kearny St., SF
Nelson Wong, DPW Traffic Engineering, 460 McAllister St., SF
Allen Tong, Japan Center Parking, 1660 Geary Blvd., SF
Roy Jeske, System Parking, Inc., 1537 Webster St. #A, Oakland
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Robert Bacci, Geary Merchants, 5844 Geary Blvd., SF
Mary Patterson, Geary Merchants, 3516 Geary Blvd., SF

ABSENT Mr. Achille H. Muschi

1. Chairman Magnin called the meeting to order at 1:35 PM. Roll Call indicated a quorum present.

2. Election of Chairman

Chairman Magnin handed gavel to Vice Chairman Louie and requested that he be given the privilege of making a nomination. He stated that in the short time his nominee has been a member of this Authority he has had the opportunity to observe his actions, not only here but in front of the various committees of the Board of Supervisors. With great pleasure and satisfaction in the fact that this Authority will have as its head a very competent member, albeit a new one, submitted for consideration the name of Mr. John Patrick Short to be the Chairman for the ensuing year. Member Ergina seconded the motion. The vote was unanimously in favor.

Chairman Magnin thanked the staff and Mrs. Brady for their cooperation and efforts. He felt the Authority is far stronger, better and more highly respected than a number of years ago prior to Mrs. Brady coming aboard. He stated that through Mr. Short's efforts and Mrs. Brady's work that trend will continue. He also thanked the various City agencies for their cooperation, and with a sense of relief turned the Chair over to Mr. Short with his and the Authority's heartiest congratulations.

Thursday, January 23, 1964
1:00 PM
Conference Room, Ninth Floor
401 Montgomery Street
San Francisco, California

PRESENT

Directors Present: [illegible]

Directors Absent: [illegible]

Secretary Pro Tem: [illegible]

Counsel: [illegible]

Also Present: [illegible]

Minutes of the meeting of January 9, 1964, were approved as submitted.

[illegible]

[illegible]

[illegible]

Chairman Short thanked the members for having faith and confidence in him. He stated he would call on all of them for their expertise. He feels that the Parking Authority has been changing, even since he has been a member. It is no longer a "sleepy little commission."

3. Adoption of Minutes

Minutes of regular meeting of November 19 and special meeting of November 24, 1981 were adopted as presented.

4. Commissioners' Questions and Matters

Chairman Short felt certain parts of City could use parking meters where some blocks lacked them. He felt that inquities should be adjusted in Chinatown, Potrero Hill, etc. Nelson Wong stated that the last survey was done in 1976. He said that they try not to impose parking meters in residential areas. If there is no objection from Public Works, they would proceed.

5. Communications

No letter was received from Supervisor Louise Renne.

Director Brady stated that the request from Orrick, Herrington & Sutcliffe for bond work re Performing Arts Garage for $25,950 and printing for $,962.73 is quite controversial at this time, but the City Attorney is looking into it. The original understanding was that their fees would be paid out of the Performing Arts Garage bond fund. However, this garage did not go to bonding; therefore, there is no money to pay their fees. Orrick, Herrington & Sutcliffe is aware of the situation.

6. Director's Report

Rate adjustments for Sutter-Stockton and Portsmouth Square Garages were passed by the Board of Supervisors because agreements had been reached with these non-profit corporations.

7. Report of Legal Counsel

Mr. Kertz reviewed the situation with the Vallejo Street Garage regarding the installation of recall buttons on the elevators, stating that it was agreed that the Parking Authority and the lessee would each pay one-half of $7,600. However, the lessee also asked for a two-year extension of their lease. Board of Supervisors disapproved. It is now requested that this Authority approve the payment of one-half of $7,600.

Member Magnin moved that since the present lessee in all innocence was not aware of the requirement, the $7,600 charge be divided equally between them and this Authority. Member Ergina seconded the motion. All in favor.

Director Brady stated that the operation of the Civic Center Garage, which is the same operator as at Vallejo Street Garage at the time of this misunderstanding - Larry Barrett, Inc. - has not been satisfactory, but that she and the corporation feel that the lease has only a short time to run and it is not worth while to interrupt.

8. Approval of Contract Modification with Conrad Associates re Moscone Garage

Due to recently proposed housing above the Moscone Garage, the contract with Conrad Associates must be amended to include $70,000 for revised plans and specifications in accordance with agreement with Redevelopment Agency. This amount covers changes to the garage only and does not include housing. This money is available

in the original appropriation and we do not have to go to the Board. All monies will have to be returned to the Off-Street Parking Fund from the bond sale. All other redesign work will be paid for either by the Redevelopment Agency or Forest City Dillon. Amended contract adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

9. Resolution 783 - Approving Payment of $37,500 to Conrad Associates for Services Performed re Moscone Center Garage
Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

10. Resolution 784 - Approving Payment of $16,000 to Conrad Associates for Services Performed re Moscone Center Garage
Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

11. Resolution 785 - Approving Progress Payment No. 4 to United Engineers, Inc. in the Amount of $158,437.80 - Performing Arts Garage
Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

12. Resolution 786 - Approving Progress Payment No. 5 to United Engineers, Inc. in the Amount of $310,494.60 - Performing Arts Garage
Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

13. Resolution 787 - Requesting Board of Supervisors to Appropriate from Off-Street Parking Fund $93,500 for Parking Meter Purchase
Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

14. Resolution 788 - Requesting Board of Supervisors to Appropriate from Off-Street Parking Fund $4,760 for Meter Installation
Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

15. Resolution 789 - Resolution re San Francisco Ballet
Not received - put over to next meeting.

16. Approval of Lease between Merrill's Drug Stores and City & County of San Francisco re Parking - Geary Mall
Adopted contingent upon modifications to be made by Mr. Mark Kertz, by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

At this point Member Ergina left the meeting.

17. Approval of Change Order Signed by Director in Amount of $419 re Insurance United Engineers, Inc. - Performing Arts Garage
Item deleted as it was included in United Engineers' payment.

18. Rescind Resolution 782 - Requesting Board of Supervisors to Appropriate $10,000 from Off-Street Parking Fund for Controller's Audit of Portsmouth Square Parking Corporation
It was decided that a letter would be sent to the Portsmouth Square Corporation directing them to give us all information regarding bonds so that the Authority may determine whether an immediate audit is or is not necessary.

Member Louie left meeting due to urgent business elsewhere.

Meeting adjourned due to lack of a quorum.

NB:

19. Unfinished Business
Chairman Short and Member Magnin met as a committee of two. The agreements with Portsmouth Square and Sutter-Stockton were put over to a special meeting to be called possibly Friday afternoon.

20. New Business
Approval of the Preliminary 1982/83 Budget Proposal was put over to the special meeting.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF THE ABOVE MENTIONED DOCUMENTS ARE
ON FILE IN THE OFFICE OF THE PARKING AUTHORITY

RKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
446th Regular Meeting
Parking Authority

Thursday, February 18, 1982
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

DOCUMENTS DEPT
FEB 18 1982

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting January 21, 1982
   Special Meeting January 29, 1982

3. Commissioners' Questions and Matters

4. Communications
   Letter dated February 3, 1982 from United Engineers, Inc. re Performing Arts Garage

5. Director's Report
   Sutter- Stockton/Portsmouth

   Easement San Francisco Ballet - Performing Arts Garage

6. Report of Legal Counsel

7. Approval of architect's plan for second deck Marina public parking facility

8. Rate Adjustment Ellis-O'Farrell Garage

9. Approval of Progress Payment No. 6 to United Engineers, Inc. re Performing Arts Garage

10. Resolution 789 - Requesting $7,500 from the Off-Street Parking Fund for Work Order Modification for the Real Estate Department

11. Resolution 792 - Requesting Permission to Expend Accrued Interest from Performing Arts Garage Fund Account in the Amount of $95,095 for Construction Management Cost Estimate from Department of Public Works

12. Unfinished Business

13. New Business

14. Public Discussion of Agenda Matters

15. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 446th Regular Meeting

Thursday, February 18, 1982
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: David A. Pansini, Pansini Corp., 185 Berry St. #248, Bldg. 2, SF
Nelson Wong, DPW, Traffic Engineering, 460 McAllister St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Allen Tong, Japan Center Parking, 1660 Geary St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Robert Mansi, Recreation & Park Dept., SF

ABSENT Mr. Achille H. Muschi

1. Chairman Short called meeting to order at 1:35 PM. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of January 21 and special meeting of January 29, 1982 adopted as presented.

3. Commissioners' Questions and Matters
Chairman Short reported that he had inspected some of the garages and found Japan Center had some rain damage and a lack of fire extinguishers. It was generally clean but had filthy stairways. The Polk Street garage still had no sign at the corner of Polk and Pine and some lights are still out. He asked that the Commissioners make an effort to check out garages if they happen to be in an area where there is one, and make informal reports.

Member Magnin made some suggestions about Sutter-Stockton stating that, particularly in view of the substantial rate increases, the level of services could be slightly increased. The Bush Street entrance is seldom open at 9:00 as it should be. There are two toll booths on the Stockton Street exit and there is too much of a backup close to noon because only one is open. The second booth is opened belatedly. Chairman Short requested a report on staffing from Mr. Newman.

4. Communications

Director Brady stated that there had been a question as to who was the definite representative of the Parking Authority regarding the Performing Arts Garage. That has been cleared up by advising Tudor Engineering and the contractor that Mr. James Cheng represents us and is the person in control.

5. Director's Report

Easement San Francisco Ballet - Performing Arts Garage - Director Brady reported that Mr. LaBlonde who is President of the Ballet Association and Ms. Beverly Willis who is the architect, conferred with her regarding the necessity of providing easement. Mr. James Cheng and Mr. George Wong of the City Attorney's office are attempting to resolve the "down time" when the job was closed down, and feel they are close to agreement. The Ballet has indicated that fund raising is going on - they need $10 million, have approximately $7 million. After everything is resolved, Mr. Cheng and Mr. Wong hope to reach an agreement whereby they can release the 5' 4" necessary for the Ballet's structure. Mr. DeLucchi of the Real Estate Department asked that since the Parking Authority owns the property, can we transfer or sell the 5' 4" to the Ballet without having to go to the Board. Mr. Kertz felt this was not possible, although there is no decision that is contrary to it, but there is still litigation as to the powers. Mr. Kertz will draw a resolution in principle authorizing the Parking Authority to grant the easement.

Sutter-Stockton Agreement was introduced on roll call by Supervisor Renne and should appear on Finance calendar next Wednesday.

Portsmouth Agreement - Mr. Kertz read the drafted agreement and some pertinent points were discussed. There was a question about $37,500 for maintenance of the park. A copy of the agreement will be sent to Recreation & Park and a meeting will be held with them so that final decision can be reached on all matters before final draft and approval. A letter will be written to Portsmouth Square requesting a detailed statement indicating how much had been in the surplus funds, etc.

6. Report of Legal Counsel - None other than above.

7. Approval of Architect's Plan for Second Deck Marina Public Parking Facility

Mr. Marshall Lee of DPW, Division of Architecture, described the plans stating that the garage will have to be closed for approximately three months during construction. Director Brady stated that it was hoped that permits will be received, plans approved, and the construction ready to go by July 1 so that it can be completed before the Christmas season.

Member Magnin moved the approval of the plans. In a separate motion he moved that construction be completed by October 1. In the event that it cannot be completed by that date, the City engineers be advised that construction be deferred to the first of next year. Dr. Ergina seconded. All in favor.

Director Brady suggested that the lot not be metered but a computered ticket machine be used.

Chairman Short asked that a letter be written to the Marina Merchants telling them what is being done and where the plans can be seen. This lot will add 36 parking spaces to the Marina district.

8. Resolution 795 - Recommendation Amending Public Parking Rates and Charges at Ellis-O'Farrell Public Parking Facility

After discussion rates were adjusted according to DPW's Proposal #1:

	1 hour	75¢
	2 hours	$1.50
	3 hours	2.25
	4 hours	3.25
	5 hours	4.50
	6 hours	6.00
	7 hours	7.50
	8 hours	9.50 (maximum)
Monthly Parking:	Roof	$120.00
	Inside	140.00

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

9. Resolution 794 - Approving Progress Payment No. 6 to United Engineers, Inc. in the amount of $232,780.50 - Performing Arts Garage

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

10. Resolution 789 - Requesting $7,500 from Off-Street Parking Fund for Work Order Modification for the Real Estate Department

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Notes: None
Absent: Member Muschi

11. Resolution 792 - Requesting Supplemental Funds from Off-Street Parking Fund in Amount of $95,095 for Construction Management Cost Estimate from Department of Public Works for Performing Arts Garage

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

12. Unfinished Business

Letter from Mission Housing Coalition re 16th & Hoff Streets lot. They have received funding for senior housing above this lot and the project is in progress.

Art Commission approved first phase of Moscone Center Garage with and without housing. Also approved first phase of Mission-Bartlett project.

8. Resolution 795 - Recommendation Amending Public Parking Rates and Charges at Ellis-O'Farrell Public Parking Facility

After discussion rates were adjusted according to DPW's Proposal #1:

1 hour	75¢
2 hours	$1.50
3 hours	2.25
4 hours	3.25
5 hours	4.50
6 hours	6.00
7 hours	7.50
8 hours	9.50 (maximum)

Monthly Parking:	Roof	$120.00
	Inside	140.00

Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

9. Resolution 794 - Approving Progress Payment No. 6 to United Engineers, Inc. in the amount of $232,780.50 - Performing Arts Garage

Adopted by the following vote:

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Absent: Member Muschi

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Ayes: Members Short, Ergina, Louie, Magnin
Notes: None
Absent: Member Muschi

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Ayes: Members Short, Ergina, Louie, Magnin
Noes: None
Absent: Member Muschi

12. Unfinished Business

Letter from Mission Housing Coalition re 16th & Hoff Streets lot. They have received funding for senior housing above this lot and the project is in progress.

Art Commission approved first phase of Moscone Center Garage with and without housing. Also approved first phase of Mission-Bartlett project.

Received call from Mr. Nothenberg as to whether or not this Board would be able to give any more surplus funds to the General Fund as at July 1. Due to capital improvements in the budget for Mission-Bartlett and Marina additions, work orders for meters and portion of cost for Department of Electricity for maintenance of meters, there would be no money to be declared surplus. Traffic Code has been amended so that first $3 million goes directly to the General Fund instead of $1.5 million. Mr. Magnin said we should advise Mr. Nothenberg that the funds for meter collections and for Department of Electricity personnel are a $500,000 contribution to General Fund.

13. New Business

Chairman Short suggested the members be polled as to whether they would prefer a 2:00 PM starting time for meetings.

14. Public Discussion of Agenda Matters - None

15. Adjournment

Meeting adjourned at 3:00 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF ABOVE DOCUMENTS ON FILE IN
OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MAR 15 1982

MEETING NOTICE
447th Regular Meeting
Parking Authority

Thursday, March 18, 1982
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting February 18, 1982

3. Commissioners' Questions and Matters

4. Communications
Letter dated February 17, 1982 from Paul H. Louie, President, Portsmouth Plaza Parking Corporation re purchse of Portsmouth bonds

5. Director's Report

6. Report of Legal Counsel

7. Resolution 793 - Approving Bill for $6,800 from Conrad Associates for services performed re Mission-Bartlett Public Parking Facility

8. Resolution 796 - Approving Expenditure of $85 for Expenses of Traffic Engineer to Attend Parking Management Seminar

9. Resolution 797 - Approving Seventh Progress Payment to United Engineers re Performing Arts Garage

10. Approval of Contract with Conrad Associates re Moscone Center Garage

11. Approving Nancy Carter and Mike McCone to fill vacancies on Civic Plaza Parking Corporation Board of Directors by resignations of John Rosekrans, Jr. and James L. Sharp

12. Unfinished Business

13. New Business

14. Public Discussion of Agenda Matters

15. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - 447th Regular Meeting

Thursday, March 18, 1982
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Allen F. Tong, Japan Center Parking, 1660 Geary Blvd., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Nelson Wong, DPW, Traffic Engineering, 460 McAllister St., SF
Paul Newman, 244 Kearny St., Keil, Connolly & Barbieri, SF

ABSENT Mr. Achille H. Muschi

1. Chairman Short called meeting to order at 2:00 PM. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of February 18, 1982 adopted as presented.

3. Commissioners' Questions and Matters
Chairman Short stated that the map that went out with DPW's rate structure on meters is illegible. Nelson Wong stated he would take care of this matter.

Member Ergina inquired whether the Parking Authority had any by-laws and whether they called for a vice chairman. Chairman Short asked that the by-laws be sent to the members before the next meeting.

4. Communications
Director Brady reviewed letter dated February 17, 1982 from Paul H. Louie, President, City of San Francisco Portsmouth Plaza Parking Corp. regarding the sale of bonds at Portsmouth Square. Director Brady indicated that the annual audits will be received the end of May or beginning of June and will show the retirement of the bonds.

5. Director's Report
Director Brady indicated that copies of a letter received from the Mayor will be mailed to the members. This letter indicates that we should probably increase some of the rates in the downtown area. Director responded to this letter stating that

heretofore there was no reason to increase rates since the City did not receive any money. However, with the new agreements, this would probably be in order. We should not go up to what private operators are charging, but the City rates are too low. However, we should wait until the outcome of the transit assessment district.

Mr. Rudy Nothenberg has requested that the Parking Authority declare surplus funds of $350,000 to the General Fund. The Members stated this cannot be done since the Parking Authority does not have the money in the budget. Chairman Short asked that a letter be written to Mr. Nothenberg stating that this would not be cost effective. However, if the Chief Administrative Officer returns the money the Parking Authority loaned to them for the Yerba Buena Center, we could then probably do it. Member Magnin suggested that Director Brady include in the letter that part of the inability to make that contribution is the result of charges in excess of what they really should be. No City Attorney works full time for the Parking Authority and in going over the Parking Authority budget it was found that the City Attorney is paid $60,000. The Parking Authority is also being charged 106% overhead by DPW and other work ordered departments.

Chairman Short asked that a letter be written to Sgt. John Newlan, SFPD, Traffic Division, with a copy to Chief Murphy, stating that there is not enough chaulking of tires and asking that this be increased.

6. Report of Legal Counsel

To Chairman Short's question about Redevelopment Agency regarding Moscone Center Garage, Mr. Kertz stated that we are now getting cooperation. He has been promised certain needed documents so a cohesive report can be put together. Then the attorneys and Redevelopment will talk to the HUD attorneys. Chairman Short asked that Mr. Kertz write a letter to the Mayor with a copy to Roger Boas, outlining what has occured.

7. Resolution 793 - Approving Bill for $6,800 from Conrad Associates for Services Performed re Mission-Bartlett Public Parking Facility

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

8. Resolution 796 - Approving Expenditure of $85 for Expenses of Traffic Engineer to Attend Parking Management Seminar

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

9. Resolution 797 - Approving Progress Payment No. 7 to United Engineers, Inc. in the amount of $138,475.40 - Performing Arts Garage

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

10. Approval of Agreement with Conrad Associates and Amendment to Agreement dated December 20, 1979 re Moscone Center Garage
Approved by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

11. Approving Nancy Carter and Mike McCone to fill vacancies on Civic Plaza Parking Corporation Board of Directors by Resignations of John Rosekrans, Jr. and James L. Sharp
Approved by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

12. Unfinished Business
Approval of Amendment to Japanese Cultural Center Garage Lease
Approved by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Director Brady informed that the City is being sued by seven persons asking $2,500 each for damages sustained due to loss of sleep because of noise and partying going on in the late hours in the parking lot at 18th and Collingwood Streets.

Chairman Short asked about the design of the Moscone Center Garage. Director Brady indicated satisfaction with design and housing, but said without housing it looks like a garage. Chairman Short asked that a letter be written explaining that the design was changed at request of Redevelopment Agency at considerable cost to the Parking Authority and that we cannot build at $100 per square foot.

Chairman Short asked that a letter be written to the Art Commission asking that a Parking Authority member appear to explain that the Parking Authority would like to give some input regarding the art enrichment necessary for the Performing Arts Garage.

13. New Business - None

14. Adjournment
Meeting adjourned at 2:50 PM.

Respectfully submitted,

Margaret L. Brady
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
448th Regular Meeting
Parking Authority

Thursday, April 15, 1982
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of March 18, 1982

3. Commissioners' Questions and Matters
   Parking Authority Regulations per request of Member Amancio Ergina

4. Communications
   Letter dated March 19, 1982 from Thad Brown, Tax Collector, re 1980 Business Tax - Petition for Redetermination

   Letter dated March 30, 1982 from James Cheng to United Engineers, Inc. re progress of work - Performing Arts Garage

   Letter dated March 31, 1982 from United Engineers, Inc. re progress of work - Performing Arts Garage

   Letter dated March 31, 1982 from Richard I. Hiscocks re annual base rental - Moscone Center Garage

5. Director's Report

6. Report of Legal Counsel

7. Resolution 798 - Approving Payment of $20,850 to Conrad Associates for Services Performed re Moscone Center Garage

8. Resolution 799 - Approving Eighth Progress Payment to United Engineers, Inc. re Performing Arts Garage

9. Rate Adjustment - Civic Center Plaza
   Vallejo Street Garage

10. Approving Request from Sutter-Stockton Garage to purchase two "Mini-Miser" Electric Model 321 Scooters for use by security personnel

11. Unfinished Business

12. New Business

13. Public Discussion of Agenda Matters

14. Adjournment

[illegible]
[illegible]
Meeting Minutes

[illegible] April 15, 1991
[illegible]

Agenda

Roll Call

Reading of Minutes - Regular Meeting of March 18, 1991

Communications, Petitions and Letters
Letter dated March 19, 1991 from Jane Doe, 123 Elm St., in favor of
the - Petition for Reconsideration -

Letter dated March 20, 1991 from John Smith, Inc. re Proposed
Changes of Use - Tentatively Set Hearing

Letter dated March 21, 1991 from Public Utilities, Inc. re Proposed 12 Volt -
Tentatively Set Hearing

Letter dated March 22, 1991 from Richard T. Simmons re Annual Town Parade -
Mission Check - Okay

Director's Report

Report of Town Counsel

Resolution 298 - Appointing Members of Public Service Commission for Setting
Proposed Rates for Public Utility

Resolution 299 - Authorizing Board Chairman (Town) to Obtain Building Code, by
Authorizing Its Purchase

Open Discussion - Civic Center Plans

Approval Request from Public Service Commission Regarding Use of Civic Center
Electric Power (If Granted, Its Use Is Generally Approved)

Unfinished Business

New Business

Public Hearing on Zoning Matters

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 448th Regular Meeting

Thursday, April 15, 1982
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Francis H. Louie
Mr. Donald Magnin

Authority Staff: Margaret L. Brady, Director
Lucy M. Clancy, Recording Secretary

Guests: Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard Stein, Allied Auto Parks, Inc., 55 9th Street, SF
Nelson Wong, DPW Traffic Engineering, 460 McAllister St., SF
James Cheng, DPW Bureau of Engineering, City Hall, SF

ABSENT Dr. Amancio G. Ergina
Mr. Achille H. Muschi
Mr. Mark Kertz, Deputy City Attorney

1. Chairman Short called meeting to order at 2:05 PM. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of March 18, 1982 adopted as presented.

3. Commissioners' Questions and Matters
Regulations of the Authority indicate a provision for an Acting Chairman. Member Amancio G. Ergina was unanimously elected Acting Chairman.

Article 10, Sections 1 and 2 of Authority Regulations provide for review by Authority members twice each year for amendment or repeal of any Article or Section which, on the basis of experience, proves to be unnecessary, cumbersome or undesirable. The members will review regulations for changes at the next regular meeting.

A letter will be written to Supervisor Molinari regarding increased compensation for the Parking Authority members.

4. Communications
Director Brady reviewed:
Letter dated March 19, 1982 from Tax Collector Thad Brown
Letter dated March 30 to Mr. Malcolm Yee, United Engineers from Mr. James Cheng
Letter dated March 31 from Dennis N.L. Leung, P.E. of United Engineers to James Cheng
Copy of letter dated March 31 to Terry Comerford from Richard I. Hiscocks
Letter dated April 6 from Malcolm Yee to San Francisco Ballet
Letter dated April 12 from Helen Sause, Redevelopment Agency, to Margaret Brady.

[illegible] Agenda - [illegible] Meeting

Thursday, April 17, 1862
1:00 PM
Conference Room, Sixth Floor
450 Washington Street
San Francisco CA 94102

Present

Executive Committee: John Patrick Short, Chairman
Mr. Francis M. Young
Mr. Donald Hewson

Absentee Owners: Marguerite L. Drake, Director
Lucy D. Clarke, Executive Secretary

Counsel: Paul Newton, Esq., Cooley & Godward, 611 Gateway Blvd.
Richard Simon, Allied Auto Parts, Inc., 99 Ash Street
Dalton Bldg, 5th Floor Conference Room, 450 Washington St.
Texas Chem. Old Bureau of Insurance, Cary Bell, Jr.

Absent

Dr. Francis G. Hughes
Mr. Ashley M. Vincent
Mr. Carl Bruce, Twenty-City Airlines

1. Opening Items called meeting to order at 1:05 PM. Roll Call Indicated quorum present.

2. Adoption of Minutes

Minutes of regular meeting of March 13, 1862 adopted as presented.

3. Shareholders' Questions and Replies

Discussions of the Quarterly Dividend a question of the Voting Control

Minutes by the Board of Directors, pending on the Quarterly Dividend

Article 10, Section 1 and 2 of Quarterly Dividend Period for Voting by Quarterly Meetings Twice each year for Approval or Consent as Corporate or Special Meetings on the Basis of Majority, Pending or Be Unanimously, Conference on Quarterly Dividend. The Meeting will Invite Representative for Attorney at the Next Regular Meeting.

4. Election will be Written or Shareholder Ballots Regarding Proposed Changes in the Voting Procedure Amended.

5. Discussion

Director Lynn Presented

Effective dated March 15, 1862 from Directorate Plan Stream

Annual Meeting 30 to 60, Quarterly Plan Method Explained (Each Year Three Times) Dated March 21 From Lucia A.L. Young, C.E. to Lucia Explaining to Lucy Clarke

5. Director's Report

Director reported that entire fence on the right hand side of the lot on Geary Blvd. between 20th and 21st Avenues had been peeled back and dumpsters were taking up four parking meters. No one on the site knew whether permits had been obtained. Mr. Vincent Riveccio of Vince's Pizza has been contacted and informed that this is a misuse and destruction of City property. Mr. Riveccio will come to the office to discuss and settle this matter. Chairman Short asked that a letter be written to the scavenger company pointing out that these are private lots and permits must be obtained. Nelson Wong is to look into the matter of loss of revenue. Member Magnin pointed out that by action of the Board of Supervisors the lots are an extension of the City streets and police can, therefore, go in and ticket automobiles.

Director Brady reported that at the request of Mayor Feinstein an Alderman from Vancouver, British Columbia, visited our office regarding their parking problems.

6. Report of Legal Counsel

Mr. Mark Kertz was attending a meeting with Mr. Rudy Nothenberg. No report.

7. Resolution 798 - Approving Payment of $20,850 to Conrad Associates for Services Performed re Moscone Center Garage

Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

8. Resolution 799 - Approving Progress Payment No. 8 to United Engineers, Inc. in the Amount of $131,976 - Performing Arts Garage

Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

9. Resolution 801 - Amending Public Parking Rates and Charges at Civic Center Plaza Garage, Marshall Square Parking Plaza and Vallejo Street Garage

Marshall Square included to avoid competition with Civic Center.
Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

10. Approving Request from Sutter-Stockton Garage to purchase three "Mini-Miser" Electric Model 321 Scooters for use by Security Personnel

Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

11. Unfinished Business - None

12. New Business

Resolution 800 - Authorizing Parking Authority Director to Attend IMPC Meeting and Requesting Permission to Expend $971.50 Travel Money from Parking Authority Budget

Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

Chairman Short will write letter strongly recommending that the Mayor approve this request. Member Magnin pointed out that it reflects favorably on this City that Director Brady was nominated to the Board of Directors of the IMPC as one of only seven other directors in this country and Canada.

Approval of Quarterly Report
Unanimously approved.

13. Public Discussion of Agenda Matters

14. Adjournment
Meeting adjourned at 3:15 PM.

Respectfully submitted,

Margaret L. Brady
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
449th Regular Meeting
Parking Authority

Thursday, May 20, 1982
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call

2. Adoption of Minutes - Regular Meeting April 15, 1982

3. Commissioners' Questions and Matters

4. Communications
   Letter dated April 27, 1982 from T.E. Comerford re bond issue size for Moscone Center Garage

5. Director's Report
   Mt. Zion Hospital Site
   CalTrans Site

6. Report of Legal Counsel
   Status of Moscone Site
   Portsmouth Square Agreement

7. Approve Sutter-Stockton Environmental Science Association, Inc. (Paul Zigman) EIR - addition

8. Resolution 802 - Approve 9th Progress Payment to United Engineers, Inc. re Performing Arts Garage

9. Resolution 803 - Requesting $300,000 Supplemental Appropriation from the Off-Street Parking Fund for Contingencies for Construction of the Performing Arts Garage

10. Proposed Revision of Regulations of the Parking Authority

11. Unfinished Business

12. New Business

13. Public Discussion of Agenda Matters

14. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 449th Regular Meeting

Thursday, May 20, 1982
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Roy Jeski, System Parking, 1537 Webster St.,Oakland CA
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF

Chairman Short called meeting to order at 2:00 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of April 15, 1982 adopted as presented.

3. Commissioners' Questions and Matters
Chairman Short asked that a letter be sent to Mr. Sol Onorato wishing him better health and looking forward to seeing him soon.

Director Brady informed that due to the many problems associated with the Moscone Center Garage, the Redevelopment Agency had assigned Mr. P. Michael Mann to the project.

Chairman Short asked that a letter be written to the Board of Supervisors stating that debris boxes, parades, street fairs and other events using the streets take away meter revenue from the Off-Street Parking Fund since the revenue goes to DPW who handles the permits for such events. Chairman Short and Director Brady felt that $4 per day per meter should go to the Off-Street Parking Fund since we are, in fact, providing free parking to construction workers and others who take away the meters.

Members Magnin and Muschi arrived at this point.

Chairman Short directed that a letter be sent to Supervisor Kopp stating that

this Board is going on record as saying that it would be against lowering parking fines to $5 per day because people would take advantage of one ticket to park all day. This would actually be cheaper than some parking facility rates.

Chairman Short asked that items be brought up in the minutes as a progress report so that the progress will be known.

Director Brady reported that we have received no response to letters sent to private maintenance people who might keep our parking lots clean.

To Member Ergina's inquiry about whether anything could be done to discourage meter jamming, Director Brady replied that we have 15,500 meters on the street and clear 16,000/17,000 a month. Also, 48 meters had been "ripped off" in the last 48 hours on the Embarcadero which is a highly used area. It is apparent that someone has a key and is able to enter into and take the canister. Lee Poteet of the Tax Collector's Office who is in charge of collections, advised Director Brady that he is very concerned about the POM meters and the type of vault and key. He spoke to people in Rochester NY, who feel they may have cause for action against the POM people because of the way the meter had been advertised and sold.

4. Communications

The members were sent a statement from Terry Comerford on what he felt the bond sales will be for Moscone Center Garage, but it does not include cost of the land.

5. Director's Report

Met with people at Mt. Zion Hospital regarding possible public parking facility at Divisadero between Post and Sutter. Their present lot is committed to City Planning to be turned back into residential use. The land would be provided by Mt. Zion at a very reasonable cost. They are requesting that we do a feasibility study. Chairman Short disagreed with this proposal, stating that $15,000 is a lot of money for a feasibility study when other areas are also impacted.

Resolution 805 - Requesting $15,000 from Off-Street Parking Fund for Feasibility Study for Public Parking Facility at Mt. Zion Hospital & Medical Center, Block 1076, 2415 Sutter Street at Divisadero

Ayes: Members Ergina, Louie, Magnin, Muschi
Noes: Chairman Short
Absent: None

Director Brady reported that a CalTrans site under freeway was being used by CAO, who no longer wanted it. Parking Authority felt that it could possibly be used for intercept parking. However, the cost would have been $3,500 per month rental from CalTrans and the income would not have been sufficient to warrant this expense. Real Estate Department was so advised.

Chairman Short felt that Parking Authority should "get tougher" with some of the City agencies, referring to $1 million lost on the Moscone Center Garage because of delays and changes in plans. He felt the newspapers should be used, and even go to lawsuits when and if necessary. He also referred to the million dollars owed by the CAO to the Parking Authority for ten years, stating that this money could have been doubled in interest alone.

6. Report of Legal Counsel

Mr. Kertz stated that there had been a meeting yesterday at Rec. & Park on Portsmouth Square, where they considered the proposed agreement. The meeting was attended by Mr. Kertz, Mrs. Brady and Mr. Paul Newman. Rec. & Park had four points they wanted to make. Basically, they are concerned about how the money flow goes through Portsmouth. The basic agreement is: 85% of the surplus money will now be turned over to Rec. & Park. The corporation keeps 15% until they have up to $1 million, then essentially 100% goes to Rec. & Park.

The master lease was entered into in 1960 and runs for 50 years. There is a provision that at the time the bonds are redeemed, the City has the option in one year to terminate the lease and the entire facility will go to Rec. & Park. In the proposed agreement the City will not exercise that option. Rec. & Park had certain questions that voice some concern about letting the lease go the full 50 years; and about the $1 million.

Certain members of Rec. & Park Commission wanted to be able to direct the corporation to spend the money or not. They also wanted to be more involved in setting parking rates.

$50,000 from the corporation goes to Rec. & Park to pay for maintenance of the park. Also, when the bonds are redeemed in 1989, Rec. & Park wanted to be able to tell the corporation to put the operator's job out to bid to see of they can do better than what they now have. It was felt these points could be worked out. The present contract is with Sol Onorato, automatically renewed each year unless there is some objection. Chairman Short felt the Parking Authority had very little controll.

In reply to Member Ergina's question, Mr. Newman stated that in the event that Portsmouth Plaza, at some time in the future can expand, it will be allowed to pursue the International Hotel site, with the agreement of the Mayor's office, Board of Supervisors, Parking Authority and Rec. & Park.

Mr. Kertz then presented Easement Purchase and Sale Agreement for $28,307, or $7 per square foot for a 4043.875 square foot parcel of land to be sold to the Ballet at the Performing Arts Garage site. The Ballet will build on 5' 6" of land presently owned by the Parking Authority which is being used by the contractor. There is also a 22' easement for light and air for the driveway.

The Ballet will hold Parking Authority harmless for any losses arising from the Ballet exercising the rights. Any claims United Engineers may have against Parking Authority will also be defended by the Ballet. The Ballet wanted a warranty from Parking Authority that we have not already or would not in the future give anyone any rights that would materially impair the Ballet's right to use the easements.

Under the terms of the agreement Parking Authority shall not be liable to the Ballet because of United's performance of its obligation under its contract with the Parking Authority to construct the garage. Any warranties as to United Engineer's claims have been eliminated.

According to this agreement we are not obligated to sell these easements to the Ballet unless certain things are done. Parking Authority and United Engineers have entered into an agreement modifying the construction contract whereby United agrees to the easement transfer and is not to interfere with the Ballet's use of the easements. Any compensation to be paid for the use of the easements will be paid by

the Ballet.

Parking Authority approves the agreement; it then goes into escrow. It does not come out of escrow until the letter agreement is completed, indicating that United Engineers is satisfied with what will happen to the land, the advantage being that Ballet will be able to show its rights to the easements, the Parking Authority is indemnified by the Ballet and if United gets any compensation the Ballet is required to pay it. The letter agreement between United and Parking Authority cannot include any compensation from the Parking Authority to United; escrow does not close on it.

This morning there was a meeting in the attorney's office between the Ballet and United in which this issue was discussed, and it has been essentially resolved. If the Ballet builds on 5' 6" or a foot beyond, the contractor is agreeable. However, if Ballet goes beyond and United cannot use the land, there is a formula to compensate. Ballet has unofficially offered United $20,000. There is to be further discussion.

Parking Authority is fully protected under this agreement. Agreement was unanimously approved by the Parking Authority.

7. Approve Sutter-Stockton Environmental Science Association, Inc. (Paul Zigman) EIR - Addition
Unanimously approved.

8. Resolution 802 - Approve 9th Progress Payment to United Engineers, Inc. for $111,356.41 - Performing Arts Garage

Ayes: Members Short, Ergina, Louie, Magnin, Muschi

Letter to be written to Jeff Lee commending James Cheng.

9. Resolution 803 - Requesting $300,000 Supplemental Appropriation from Off-Street Parking Fund for Contingencies Performing Arts Garage

Ayes: Members Short, Ergina, Louie, Magnin, Muschi

10. Proposed Revision of Regulations of the Parking Authority
Letter to Civil Service Commission re changing Director's title back to General Manager. Revised regulations unanimously approved by Parking Authority.

11. Unfinished Business
Director reported that 90 day extension to the end of August was received from Redevelopment Agency re Moscone Center Garage.

Extension of Operator's Agreement re Sutter-Stockton Garage unanimously approved

Letter from Pansini Corporation re closing of Golden Gateway Garage on Saturdays effective June 5, 1982 due to Embarcadero 1, 2, 3 and 4 allowing free parking after 5:00 PM and weekends, thereby causing Golden Gateway a 90% loss of business. Unanimously approved.

Member Magnin, through a copy of a newspaper article, had been advised that the

Redevelopment Agency was granting variances to builders precluding the requirement that they build parking spaces, stating that this seems to be a complete contradiction when they are dragging their feet on the Moscone Garage. Mrs. Brady pointed out that Redevelopment is not covered by City Planning. Chairman Short asked that a letter be written to Redevelopment, City Planning and the Mayor, stating Member Magnin's viewpoint and letting them know that presidents of highrises are not going to use public transportation and there should be some parking in every new building.

Director will look at possibility of parking at Trinity Church.

Mr. Richard Guynn of Sutter-Stockton again asked that the bus stop on Stockton Street be extended. This is an old request and nothing has been done. A letter will be written to DPW asking them to take care of this matter immediately.

12. New Business

Resolution 804 - Payment of $10,941.64 to Tudor Engineering Company for Professional Engineering Services re Performing Arts Garage

Ayes: Members Short, Ergina, Louie, Magnin, Muschi

13. Public Discussion of Agenda Matters - None

14. Adjournment
Meeting adjourned at 3:40 PM.

Respectfully submitted,

Margaret L. Brady
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
450th Regular Meeting
Parking Authority

Thursday, June 17, 1982
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call
2. Adoption of Minutes - Regular Meeting May 20, 1982
3. Commissioners' Questions and Matters
4. Director's Report

   Status of Performing Arts Garage
   Moscone Center Garage
   Mission-Bartlett Public Parking Facility
   Marina Public Parking Facility

5. Report of Legal Counsel
6. Proposal to hold further public hearings re Polk Street, North Beach, etc.
7. Traffic Survey - Reasonable to open Fillmore Street side of Japan Center Garage
8. Resolution 806 - Approving Payment of $24,800 to Conrad Associates for Services Rendered re Moscone Center Garage
9. Resolution 807 - Approving Payment of $48,450 to Conrad Associates for Services Rendered re Mission-Bartlett Public Parking Facility
10. Resolution 808 - Approving 10th Progress Payment to United Engineers, Inc. re Performing Arts Garage
11. Unfinished Business
12. New Business
13. Public Discussion of Agenda Matters
14. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - 450th Regular Meeting

Thursday, June 17, 1982
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Mr. Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St. SF
Mr. Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Mr. David Landry, SF for Legalized Parking, 1775 Union St., SF
Mr. Todd Robinette, Coldwell Banker, 1 Embarcadero Center, SF
Mr. Ben Fox, PARC, Fox Plaza Suite 907, 1390 Market St., SF
Ms. Carolyn Scherman, PARC, Fox Plaza Suite 907, 1390 Market, SF
Mr. Mervyn Silberberg, Sacramento Merchants Ass'n., 3700 Sacramento St., SF

ABSENT Mr. Donald Magnin

Chairman Short called meeting to order at 2:00 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of May 20, 1982 adopted as presented.

3. Commissioners' Questions and Matters
To Member Ergina's question regarding the policy of allowing for returning late, Director Brady replied that there is a six minute grace period at most of the garages. This is the reason that at some time in the future we may go to half hour rates, giving patrons some leeway and instead of being charged for a full hour they would be charged for only a half hour.

4. Director's Report
Director had not had time to write a formal report on the Dallas IMPC conference. However, reported that she was elected to the Board of Directors.

Director reported there had been no response to letters sent regarding cleaning and landscaping of parking lots.

Performing Arts Garage: First level has just been completed.

Moscone Center Garage: Redevelopment attorneys, our attorneys and Real Estate Department still negotiating on price of land.

Mission-Bartlett: Ready to go to bid. Specifications in hands of attorney. Money is in capital improvement fund. Question as to whether La Raza will have financing in time. However, if funding not available there is no problem because supports will be included whether housing goes in or not.

Marina: Will be ready to go to bid by July 10. In the contract is the provision that if necessary, the contract will be interrupted between November 15 and January 1 for the holiday shoppers. This provision is also in the Mission-Bartlett contract.

Chairman Short asked whether there has been agreement on the down time at the Performing Arts Garage. Mr. Cheng stated that there is agreement on the lawsuit, but there is still no agreement on the rain delay.

Chairman Short asked that a letter be written to Wilbur Hamilton requesting a meeting with Roger Boas and the Parking Authority to expedite the Moscone Center Garage.

Chairman Short stated there is an empty garage on Hyde Street near Buena Vista. He asked that Mr. Wallace Wortman look into the possibility of leasing it since the cable cars will be shut down for two years.

5. Report of Legal Counsel

Mr. Kertz reported on various negotiations involving the Moscone Center Garage.

Continuing negotiations regarding Mission-Bartlett air rights housing.

The ballet contract has been signed.

6. Proposal to hold further public hearings re Polk Street, North Beach, etc.

At a meeting attended by Director, North Beach Merchants indicated they would like public hearings to be reopened on the proposal the Parking Authority had for on-street parking in North Beach, indicating they felt they could overcome some of the previous objections. The same is true of Polk Street.

Parking Authority unanimously in favor of reopening public hearings.

7. Traffic Survey - Reasonable to open Fillmore Street side of Japan Center Garage

The Fillmore Street side of this garage has been closed off due to safety and security problems. For the past two years the underground part of the garage has been leased to an automotive company for dead storage. However, there has been a revival in the area and we have a petition from the Fillmore Merchants asking that a survey be done to determine whether it is reasonable to reopen that side of the garage. After discussion, Parking Authority unanimously granted permission to do survey.

8. Resolution 806 - Approving Payment of $24,800 to Conrad Associates for Services Rendered re Moscone Center Garage

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Muschi
Absent: Member Magnin

9. Resolution 807 - Approving Payment of $48,450 to Conrad Associates for Services Rendered re Mission-Bartlett Public Parking Facility

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Muschi
Absent: Member Magnin

10. Resolution 808 - Approving Progress Payment No. 10 to United Engineers, Inc. in the Amount of $193,550.54 - Performing Arts Garage

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Muschi
Absent: Member Magnin

11. Unfinished Business

Mr. Mervyn Silberberg questioned whether, under Section 213, meter money from commercial property could be used for residential diagonal parking. Mr. Kertz advised that it would have to be made a parking meter district and in order to use meter money, the ordinance would have to be amended. Mr. Silberberg said an amendment is now at the Board level and Mr. Kertz will receive a copy of it.

12. New Business

Director informed that we have letter from Eleanor Wong of Coldwell Banker, stating that Zaber Corp. has acquired lots 1, 2, 3 and 20 in Assessor's Block 327, and is interested in the air rights over the Ellis-O'Farrell Garage. This is an exploratory inquiry. Director indicated we have no problems with this providing it would increase the number of stalls and the mobility within the garage.

Request from Uptown Parking Corporation for permission to expend approximately $6,550 for refurbishing elevators, $2,500 for iron bumper guards, $3,000 for replacing concrete bollards, $3,000 for office copy machine and $3,500 for office desk, chair, file and floor covering was unanimously approved.

Member Muschi questioned that a half block of parking meters in front of Rincon Annex are covered with "No Parking - SFPD - Jitneys Only" signs. A letter will be written to the SFPD inquiring as to their policy of locking meters with bags for use of private enterprise.

Chairman Short questioned DPW's practice of issuing permits in blank form to construction companies who allow their employees to park free all day. He feels that all parking meters should be working for the city to bring in revenue.

13. Public Discussion of Agenda Matters

David Landry stated that there is a movement to completely reorganize the Parking Authority, stating that the Commission members be paid a reasonable salary since $10 per month is ludicrous. He said experts may be brought in to oversee the expenditures of the enormous amount of money, and especially putting pressure on the

Board to allow the Parking Authority to create more parking in San Francisco. He feels that public opinion is strong enough now to have major changes take place within the Parking Authority and in City Hall. PARC, represented by Carolyn Scherman, is trying to determine what the problems are and to organize various merchant neighborhood groups. They have begun to draw up an initiative to see that meter money does not go to the General Fund which, in their opinion, is illegal.

Chairman Short advised them that City policy is "Muni first". Mervyn Silberberg is very much in favor of diagonal parking, but Chairman stated that Muni is against diagonal parking. To narrow a sidewalk the property owner must pay about $200. Chairman said that weight in numbers at City Hall is the name of the game and then Muni must go along. He informed that it is City policy that no residential property be replaced with parking.

After further discussion regarding parking problems, it was concluded that they should get their recommendations to the Mayor and Board of Supervisors.

Director informed that the Parking Authority internal budget is under $100,000, which is revenue from the Vallejo Street Garage. Last year parking meter revenue was approximately $6.1 million; this year it will be approximately $6.3 million of which $3 million goes to the General Fund for "traffic related programs". The balance stays in the Off-Street Parking Fund. This year $1.5 million will be used to double deck Mission-Bartlett; $500,000 to double deck Marina; approximately $350,000 will go to meter collections; $160,000 to DPW for landscaping, lighting and cleaning the public parking facilities. We also pay for our Deputy City Attorney and the Department of Electricity. The entire Parking Authority budget is approximately $900,000 and we do not use any money from the meters. Revenue from the 7th & Harrison and Marshall Square facilities goes directly to the General Fund. The 25% gross receipts tax from the non-profit corporations goes directly to the General Fund. Surplus funds from Civic Center, Fifth & Mission and Sutter-Stockton went to the General Fund.

Chairman Short complimented the persons who appeared for doing something about parking problems and not just shouting about them. They will be informed of any new developments.

13. Adjournment
Meeting adjourned at 3:15 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF THE ABOVE MENTIONED DOCUMENTS ARE

ON FILE IN THE OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

DOCUMENTS

JUL 15 1982

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MEETING NOTICE
451st Regular Meeting
Parking Authority

Thursday, July 15, 1982
2:00 PM

Conference Room, Sixth Floor
450 McAllister St. SF 94102

AGENDA

1. Roll Call
2. Adoption of Minutes - Regular Meeting June 17, 1982
3. Commissioners' Questions and Matters
4. Director's Report
5. Report of Legal Counsel
6. Approval of Portsmouth Square Agreement
7. Resolution 809 - Approving Payment of Legal Fees to Orrick, Herrington & Sutcliffe re Performing Arts Garage
8. Resolution 810 - Approving Payment of $7,277.24 to Conrad Associates for Services re Moscone Center Garage
9. Resolution 811 - Approving Eleventh Progress Payment to United Engineers, Inc. re Performing Arts Garage
10. Approval of Budget 1982/83 Fiscal Year - Sutter-Stockton Garage
11. Unfinished Business
12. New Business
13. Public Discussion of Agenda Matters
14. Adjournment

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - 451st Regular Meeting

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Thursday, July 15, 1982
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S. E. Onorato, Portsmouth Square Garage, SF
B.A. Farlatti, St. Mary's Square Garage, SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Jim Cheng, DPW, City Hall, SF
John Madden, Controller's Office, City Hall, SF

Chairman Short called meeting to order at 2:00 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
Minutes of regular meeting of June 17, 1982 adopted as presented.

3. Commissioners' Questions and Matters
Member Ergina inquired about whatever happened to the street vacuum cleaner. He was advised that it was a DPW proposal and nothing had ever come of it.

4. Director's Report
There was an explosion at the Performing Arts Garage site where no one was injured but two automobiles were damaged. The contractor is insured.

Civic Center, Marshall Square and Vallejo Street Garage rate adjustments were passed at Finance Committee yesterday. Parking Authority members' compensation was increased from $10 to $50 per meeting instead of the $40 requested. This will now go to the full Board.

Bids were received on the Laguna Honda Schoolyard site and were a little lower than expected - $38,000. Jim Cheng feels work will probably start in about four weeks, and will take about 45 working days. A formal opening will be scheduled and the Mayor and members of the Inner Sunset Merchants will be invited.

The bids for the Geary Mall site have had to go through the Purchaser to get the device we need. He has been advised that this is the least expensive and most efficient way to go. As soon as the parking device is received, we will be ready to open and, again, a ceremony will be scheduled.

Supposed to get definite price on land for Moscone Center Garage tomorrow. Plans and specs are with Plan Check. Mr. Wong of the Legal Department and Mr. Cheng indicate we should wait for Plan Check in the event there are any changes necessary so they will be in the bid documents.

We have a $300,000 supplemental for Performing Arts Garage down time and $100,000 that will be necessary to effect changes that have been demanded by the Permit Bureau. Director spoke with Rudy Nothenberg and explained the legal ramifications. Counsel advises that down time has been negotiated with the contractor and he is anxious to be paid. Contractor could indicate he will not go ahead with changes necessary as far as plan check unless money is available. Mr. Kenealey has been asked to call Mr. Nothenberg. Ask at this time that Mr. Short call Mr. Nothenberg to explain that it is imperative that this money be paid.

Have had meetings on Yerba Buena School in an attempt to get this site for parking for the Marina District. The double decking to add 32 spaces to the Pierce Street facility will close it entirely and no parking will be available in that area. The School District has asked that the Yerba Buena site be rezoned for a hotel with 127 units and 80 parking spaces. The rezoning was protested. On Monday the item was put over two weeks. Mayor indicated her support of at least interim parking until Marina facility is completed, and possibly complete parking use. Met with City Planning people this morning. They indicate there may be no need for rezoning if Parking Authority were to put in parking, and about $36,000 a year would be turned over to the School District. Mr. Dreyfus, who is attempting to get rezoning for the hotel, would pay the School District $148,000 a year on a 75 year lease. We have said if we are permitted to use the lot on an interim basis, we feel we could ask the Board to permit us to keep the money in the Off-Street Parking Fund against capitol improvements. A four story facility would effect 200 stalls and could be built for about $2.5 million. If we could build with cash it would be possible to pay SFUSD $140,000 per year.

Chairman Short asked that a letter be written to each member of the Board stating we have tried to get the site. The School Board will have to understand that if the Board does not approve rezoning, they will not be able to go ahead with their plans. Public use - parking - does not need rezoning, only a negative declaration.

On Monday Supervisor Hongisto called an item out of committee, which item was a policy statement that the Parking Authority shall effect 500 new off-street parking spaces before July 1984. A letter was sent to Supervisor Hongisto indicating the projects we are working on which would effect over 500 stalls before that time. Therefore, no problems. As a result, Supervisor decided not to put the item on the ballot. On Monday he called the item out of committee, stating that the Parking Authority was not interested in building 500 parking stalls and at public hearings the general public indicated they did not want parking. Supervisor's office was called and this matter was cleared up. Chairman Short requested a letter to each Board member stating that we do not agree with Supervisor Hongisto's statement as made at the Board meeting, but appreciate his recommendations that the Parking Authority be permitted to retain Off-Street Parking Funds for further parking.

5. Report of Legal Counsel

Regarding the Ballet easements, the documents have been approved. The agreement with United Engineers and the Ballet provides that the Parking Authority is under no obligation for any payments that United would want for any encroachments.

Resolution 812 - Intent to Transfer of Easements Located on Performing Arts Property to the San Francisco Ballet

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin, Muschi

Director Brady informed that there is an item on the Art Commission agenda for July 21 regarding art enrichment for the Performing Arts Garage. They would like input from Chairman Short and Director Brady.

Director stated that Mr. Cheng should be congratulated in coming to an agreement with United Engineers relative to the delay damages caused by the preliminary court injunction for the lump sum of $61,101.55. For this sum United Engineers agree to waive all claims for damages against the Parking Authority. The contractor will be granted an extension of 54 calendar days.

6. Approval of Portsmouth Square Agreement

After discussion the agreement was unanimously approved.

7. Resolution 809 - Approving Payment of Legal Fees to Orrick, Herrington & Sutcliffe re Performing Arts Garage

Adopted by the following vote - City Attorney to prepare resolution:

Ayes: Members Short, Ergina, Louie, Magnin, Muschi

8. Resolution 810 - Approving Payment of $7,277.24 to Conrad Associates for Services re Moscone Center Garage

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin, Muschi

9. Resolution 811 - Approving Eleventh Progress Payment to United Engineers, Inc. re Performing Arts Garage for $130,648.65

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Magnin, Muschi

10. Approval of Budget 1982/83 Fiscal Year - Sutter-Stockton Garage

Unanimously approved.

11. Unfinished Business

There have been no replies to our letters re capped meters at Rincon Annex nor to DPW re the issuance of blank permits to construction companies. If there is still no reply in two weeks, we are to request.

12. New Business

Approval of budgets for Portsmouth Plaza and Fifth & Mission Garages was put over to the next meeting.

Member Muschi left the meeting at this point.

13. Public Discussion of Agenda Matters

Chairman Short asked that the bushes be trimmed at the lot on Polk and McAllister. He also requested that we look into the possibility of tearing down the rather large, useless building for added parking spaces.

Member Magnin was disturbed that there are members on non-profit boards who no longer are employed nor have a particular interest in the area, stating that the Mission Merchants would not have Richmond District Merchants on their boards. A policy statment will be requested regarding this matter.

Chair asked whether there is free parking given to anyone at any time whatever - passes, tickets not issued, etc. - and requested a report from the garages. Policy statement will be sent.

14. Adjournment

Meeting adjourned at 3:25 PM.

Respectfully submitted,

Margaret L. Brady
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
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558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
452nd Regular Meeting
Parking Authority

Thursday, August 19, 1982
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting July 15, 1982

3. Commissioners' Questions and Matters

4. Communications
Letter dated July 29, 1982 from Department of Public Works re Fillmore entrance to Japan Center Garage

Letter from Mayor Feinstein dated August 6, 1982 re Fillmore entrance to Japan Center Garage

5. Director's Report

6. Report of Legal Counsel

7. Resolution 813 - Requesting $2,000 Supplemental Appropriation to Maintain/Repair Electric Light Fixtures at Municipally Owned Parking Lots

8. Resolution 814 - Approving Payment of $900 from Mission-Bartlett Project Fund to Traffic Engineers, DPW, for Removal of Parking Meters

9. Resolution 815 - Approving Payment of $11,495.58 to Tudor Engineering Company for Professional Services re Performing Arts Garage

10. Resolution 816 - Approving Progress Payment No. 12 to United Engineers, Inc. re Performing Arts Garage

11. Resolution 817 - Requesting $36,600 Supplemental Appropriation from the Off-Street Parking Fund for Audits of City-Owned Public Parking Facilities

12. Lease for Yerba Buena Schoolyard

Resolution 818 - Requesting Board of Supervisors to Appropriate $20,000 from the Off-Street Parking Fund to Convert Play Yard at Yerba Buena School to Public Parking

13. Approval of Downtown Parking Corporation 1982/83 Budget

14. Approval of Portsmouth Plaza Parking Corporation 1982/83 Budget

15. Approving Request from Downtown Parking Corporation to Expend $10,000 for Engineering Study to Determine Feasibility of Installing Retail Space Along Mission Street Side of Garage

16. Approving Stan Bromley to fill vacancy left by Gordon Bowman on Board of Uptown Parking Corporation

17. Unfinished Business

18. New Business

19. Public Discussion of Agenda Matters

20. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 452nd Regular Meeting

Thursday, August 19, 1982
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, 5th & Mission Garage, 833 Mission Street, SF
Ben Farlatti, Onorato Garages, 550 Pine St., SF
Glenn Bernd, PARC, 1044 Hyde St., SF
Richard Dole, Western Addition, 100 Pine St., SF
Regina Kortz, Fillmore Merchants Ass'n., 2365 Bush St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Allen Tong, Japan Center Parking, 1660 Geary St., SF
James Cheng, DPW, City Hall, SF
Nelson Wong, Traffic Engineering, DPW, 460 McAllister St., SF

ABSENT Mr. Donald Magnin
Mr. Achille H. Muschi

Chairman Short called meeting to order at 2:00 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of July 15, 1982 adopted as presented.

3. Commissioners' Questions and Matters - None

4. Communications
Letter from Mayor dated August 6, 1982 requesting Fillmore entrance to Japan Center Garage be opened. Traffic Engineers have reported that this is not demanded at this time since there are usually on-street parking spaces available in the area. Director Brady attended meeting of Fillmore Merchants and has spoken with Mr. Dole and Mr. Tong, who have indicated that at this time it is not financially feasible.

There are many vacant lots in the area owned by Redevelopment Agency. As a temporary measure it might be reasonalbe to go to them and request short-term lease of some of the vacant lots. As need grows it would then be reasonable to open Fillmore side of garage. So advised Mr. Rotea Gilford of the Mayor's Criminal

Justice Council, who will contact Wilbur Hamilton in an attempt to get at least one lot open for parking.

Ms. Regina Kortz acknowledged that Mrs. Brady was very cooperative in listening to all residents' complaints. However, merchants do not have parking for their clients. Ms. Kortz read copy of letter dated August 4, 1982 she had written to Supervisor Quentin Kopp in reply to Traffic Engineers' survey. Also presented a petition signed by thirty members of Fillmore Merchants Association. Ms. Kortz made a strong appeal that the Fillmore side of Japan Center Garage be opened. Mr. Glenn Bernd also spoke strongly against keeping this side of the garage closed.

Mr. Richard Dole and Mr. Allen Tong opposed the opening for three reasons: 1. The main garage is not operating at capacity and never has. 2. Cost of opening the Fillmore side - maintenance, supplies, telephone, repairs and labor, one man for two shifts a day or 16 hours - would be approximately $5,200 a month. In addition, Powell Towing is leasing 135 stalls on a month-to-month basis at $27.50 per stall. This lease would have to be terminated since they store wrecked autos. 3. Condition of corporation. The garage opened in 1968 and consistently through 1981 the corporation had to borrow - nearly $1 million - from the City and from Braemar just to keep it open.

Chairman Short felt that the survey of the area by Traffic Engineers was not intensive enough, stating that he would make a personal survey and report back to the Parking Authority.

Member Ergina made a motion that this matter be put over for 30 days for further study before a recommendation is made. All in favor.

Director Brady stated that, until the area does in fact warrant opening that portion of the garage, with the help of the Mayor and Redevelopment we might be able to open one of the surface lots. Chairman Short asked that Mrs. Brady find out from Redevelopment how long it would take to get a surface parking area. He also asked that Mr. Kertz find out if there is some way the Parking Authority could subsidize on a trial basis two or three month opening so that the garage would not be in the red again and get back to him personally.

Ann Fogelberg, representing Cow Hollow and other merchant associations, expressed appreciation over the fact that at last they will have parking at Yerba Buena School, stating that Director Brady and Chairman Short had been a tremendous help. She was surprised to learn that the School Board would only lease this area for six months on a month-to-month basis.

5. Director's Report

Director reported that bid has been advertised for Mission-Bartlett second deck and expect them back September 2. Should be able to break ground in October.

There will be a formal opening of the Laguna Honda lot on October 5. The Mayor will be present.

Bids for construction of Moscone Garage will be advertised beginning August 22 and will be opened October 4. We will then go ahead with the bond sale.

There has been excellent response to the building inspection of the garages. Almost all items recommended by the inspectors have been corrected by the operators. A management survey is now being done of the 5th & Mission Garage.

Director Brady has asked a security person who has volunteered his time, to give a report on each garage for suggestions to make each facility more secure. The operators have been advised that none of his recommendations will be considered without first bringing them before the commission and the operators.

6. Report of Legal Counsel

Mr. Kertz informed that the housing above Mission-Bartlett will be rental not cooperative housing. The money to be used to finance housing comes under the latest IRS rules with regard to co-ops, and this situation does not come under this ruling.

Director Brady advised that we are waiting for supplemental to come through so that we can pay for modification of Moscone contract. At that point Mr. Kertz and Mr. George Wong will consult the designer on errors or omissions.

7. Resolution 813 - Requesting $2,000 Supplemental Appropriation to Maintain/Repair Electric Light Fixtures at Municipally Owned Parking Lots

Adopted by the following vote:
Ayes: Members Short, Ergina, Louie
Absent: Members Magnin, Muschi

8. Resolution 814 - Approving Payment of $900 from Mission-Bartlett Project Fund to Department of Electricity for Removal of Parking Meters

Adopted by the following vote:
Ayes: Members Short, Ergina, Louie
Absent: Members Magnin, Muschi

9. Resolution 815 - Approving Payment of $11,495.58 to Tudor Engineering Company for Professional Services re Performing Arts Garage

Adopted by the following vote:
Ayes: Members Short, Ergina, Louie
Absent: Members Magnin, Muschi

10. Resolution 816 - Approving Progress Payment No. 12 to United Engineers, Inc. in the Amount of $365,500.02 - Performing Arts Garage

Adopted by the following vote:
Ayes: Members Short, Ergina, Louie
Absent: Members Magnin, Muschi

11. Resolution 817 - Requesting $36,600 Supplemental Appropriation from the Off-Street Parking Fund for Audits of City-Owned Public Parking Facilities

Adopted by the following vote:
Ayes: Members Short, Ergina, Louie
Absent: Members Magnin, Muschi

12. Lease for Yerba Buena Schoolyard

Approved subject to review by City Attorney, by the following vote:
Ayes: Members Short, Ergina, Louie
Absent: Members Magnin, Muschi

Resolution 818 - Requesting Board of Supervisors to Appropriate a Sum Not to Exceed $20,000 from the Off-Street Parking Fund to Convert Play Yard at Yerba Buena School to Public Parking

Approved by the following vote:
Ayes: Members Short, Ergina, Louie
Absent: Members Magnin, Muschi

13. Approval of Downtown Parking Corporation 1982/83 Budget
Unanimously approved.

14. Approval of Portsmouth Plaza Parking Corporation 1982/83 Budget
Unanimously approved.

15. Approving Request from Downtown Parking Corporation to Expend $10,000 for Engineering Study to Determine Feasibility of Installing Retail Space Along Mission Street Side of Garage
Unanimously approved.

16. Approving Stan Bromley to Fill Vacancy Left by Gordon Bowman on Board of Uptown Parking Corporation
Chairman Short stated that before any appointments are approved he would like the Parking Authority to meet anyone going on these Boards and have them present since people could get on the Boards who have no interest in the area. Mr. Paul Newman will present Mr. Bromley to the Authority.

17. Unfinished Business - None

18. New Business
Request from Sutter-Stockton to purchase and install 17 "Car Locators" at a total installed price of $2,715.75, including tax. Unanimously approved.

Resolution 819 - Authorizing Parking Authority Director to Attend Institutional & Municipal Parking Congress Meeting of Board of Directors and Requesting Permission to Expend $632 Travel Money from the Parking Authority Budget
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie
Absent: Members Magnin, Muschi

Request from Fifth & Mission to Expend $170,000 to Furnish a Parking Access and Revenue Control System. Unanimously approved.

Resolution 820 - Requesting Board of Supervisors to Appropriate $9,003 from the Off-Street Parking Fund to be Paid to Department of Electricity for Parking Meter Conversion from 15 Minute to 30 Minute Meters
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie
Absent: Members Magnin, Muschi

Chairman Short again asked that we look into the matter of tearing down the building on the lot at Polk & McAllister and that the bushes be trimmed.

19. Public Discussion of Agenda Matters - None

20. Adjournment
Meeting adjourned at 3:55 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF THE ABOVE MENTIONED DOCUMENTS ON FILE IN OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
453rd Regular Meeting
Parking Authority

Thursday, September 16, 1982
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call
2. Adoption of Minutes - Regular Meeting August 19, 1982
3. Commissioners' Questions and Matters
4. Director's Report
5. Report of Legal Counsel
6. Opening of Fillmore Entrance to Japan Center Garage
   (Put over from August 19, 1982 meeting)
7. Approve Proposed Form of Agreement with Blyth Eastman Paine Webber, Inc. re Sale of Bonds for Moscone Center Garage
8. Resolution 821 - Requesting $694,250 Supplemental Appropriation from the Off-Street Parking Fund and/or From Legally Available Funds for Contingencies and Construction of Second Deck on Mission-Bartlett Parking Plaza
9. Resolution 822 - Approving Progress Payment No. 13 to United Engineers, Inc. re Performing Arts Garage
10. Rate Adjustment for 25% Municipal Parking Tax (Prop. R) to Start January 1, 1983
11. Approval of Budget 1982/83 Fiscal Year - Ellis-O'Farrell Garage
12. Approval of Budget 1982/83 Fiscal Year - Golden Gateway Garage
13. Approving Stan Bromley to Fill Vacancy Left by Gordon Bowman on Board of Uptown Parking Corporation
    (Put over from August 19, 1982 meeting)
14. Unfinished Business
15. New Business
16. Public Discussion of Agenda Matters
17. Adjournment

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DIANNE FEINSTEIN, Mayor

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MEETING REPORT - 453rd Regular Meeting

Thursday, September 16, 1982
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Francis H. Louie
Mr. Donald Magnin

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, Portsmouth, 833 Kearny St., SF
Ben Farlatti, St. Mary's Square Garage, 433 Kearny St., SF
Bob Rutan, SF Chamber of Commerce, 465 California St., SF
Allen Tong, Japan Center Parking, 1660 Geary St., SF
Reginald J. Petturs, Fillmore Merchants, 1551 Fillmore St., SF
Betty E. Cobbs, Fillmore Merchants, 1539 Fillmore St., SF
Regina Kortz, Fillmore Merchants, 1801 Geary Blvd., SF
Marcia Rice, SF Redevelopment, 1519 O'Farrell St., SF
John Wagner, Apcoa, 35 Grove St., #106, SF
Albert Andrade, Allright Parking, 628 Mission St., SF
Bert Kortz, Property Owner, 1805 Geary Blvd., SF
Nelson Wong, DPW Traffic Engineering, 460 McAllister St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Dick Dole, Ellis-O'Farrell/Japan Center, 100 Pine St., SF
James Cheng, DPW, City Hall, SF
Gary Swan, Fillmore Merchants
Reggie Pettes, Fillmore Merchants

ABSENT Dr. Amancio G. Ergina
Mr. Achille H. Muschi

Chairman Short called meeting to order at 2:05 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of August 19, 1982 adopted as presented.

3. Commissioners' Questions and Matters
In reply to Chairman's question, Director Brady stated that legislation is being prepared by the Transportation Committee regarding issuing of an annual $4 permit to contractors that would give them permission to park at meters. Chairman asked that full report be given at next meeting. Also asked that Member Muschi's inquiry about jitneys parking at meters be pursued.

4. Director's Report

Director stated the supplemental request for Mission-Bartlett contingencies had been taken to the Board. The cooperation received from the Controller's office and the Board of Supervisors was excellent and the item will be on calendar Wednesday. Chairman Short directed a letter of thanks to Mr. John Taylor.

Meeting with Planning Commission regarding property at Harrison & Perry under freeway. Real Estate Department has put a hold on it. CalTrans leases those pieces of property to individual parking operators. No lease will be renewed without contacting us. Would like to get property, which will give 900 needed parking stalls in South of Market area.

EIR for Yerba Buena calls for minimum of 2000 parking stalls. There are warehouses and other properties in the area. Possibly something can be done similar to what Planning is doing, where some developers going into condos put up X number of dollars for a fund for low and moderate income housing. This might be done for parking structures. Chairman stated that Crissy Field has been mentioned for Golden Gate Bridge commuters. Asked that letter be sent to appropriate body asking if this would be feasible.

5. Report of Legal Counsel

Mr. Kertz reported we have Land Disposition Agreement for Moscone Garage which covers sale of land as anticipated. It will be signed today and be on the Agency calendar and returned to us before this bid is awarded on October 4.

6. Opening Fillmore Entrance to Japan Center Garage

Chairman Short stated that he had personally surveyed the area on six separate occasions and found no shortage of on-street spaces. The garage operator stated that the garage has been filled to capacity possibly three times during the past year. Some of the merchants protested the fact that the Post Street entrance is closed during the day. Mr. Tong stated it is closed from 10:30 PM to 6:30 AM, but is open during the day.

After lengthy discussion, Member Magnin elicited the information that most merchants park at meters, taking space away from their customers. He pointed out that metered parking was never intended for merchants' all-day parking. Therefore, in order to give parking to the merchants, he made a motion that Japan Center Garage be permitted to open 50 spaces within the existing facility for monthly parkers. All in favor. It was also decided that this matter would be reviewed again in three months.

Mrs. Regina Kortz objected to paying the monthly parking rate of $65.00.

7. Approve Proposed Form of Agreement with Blyth Eastman Paine Webber, Inc. re Sale of Bonds for Moscone Center Garage

Unanimously approved.

8. Resolution 821 - Requesting $694,250 Supplemental Appropriation from the Off-Street Parking Fund and/or From Legally Available Funds for Contingencies and Construction of Second Deck Mission-Bartlett Parking Plaza

Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

9. Resolution 822 - Approving Progress Payment No. 13 to United Engineers, Inc. in the Amount of $165,743.43 - Performing Arts Garage
Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

10. Rate Adjustment for 25% Municipal Parking Tax (Prop. R) to Start January 1, 1983
Unanimously approved.

Chairman Short asked to go on record that the Parking Authority does not totally agree with the 25% tax since this is the only city in California with such a tax; but since it was decided by the electorate the Parking Authority has no control over it. If the Parking Authority does not give approval, the garages would have to pay the 25% tax but would not be able to collect it.

11. Approval of Budget 1982/83 Fiscal Year - Ellis-O'Farrell Garage
Put over to next meeting.

12. Approval of Budget 1982/83 Fiscal Year - Golden Gateway Garage
Put over to next meeting.

13. Approving Stan Bromley to Fill Vacancy Left by Gordon Bowman on Board of Uptown Parking Corporation
Withdrawn by Uptown Parking Corporation.

14. Unfinished Business - None

15. New Business

Resolution 823 - Requesting $7,300 Supplemental Appropriation from the Off-Street Parking Fund to Reverse Traffic Flow at 9th & Irving Parking Lot
Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

Resolution 824 - Approving Payment of $5,294.38 to Conrad Associates for Printing Costs for Bid Documents - Moscone Garage
Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

Resolution 825 - Requesting Permission to Transfer Monies from Certain Revenue Accounts into Appropriation Accounts
Adopted by the following vote:

Ayes: Members Short, Louie, Magnin
Absent: Members Ergina, Muschi

Approval of Fourth Quarterly Report of Parking Authority
Unanimously approved.

Rate Increase Requested by Ellis-O'Farrell Parking Corporation
Put over to next meeting.

16. Public Discussion of Agenda Matters - None

17. Adjournment
Meeting adjourned at 3:30 PM.

Respectfully submitted,

Margaret L. Brady
Director

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OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
454th Regular Meeting
Parking Authority

Thursday, December 16, 1982
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Special Meeting November 10, 1982
Special Meeting November 23, 1982 (Recessed)
Special Meeting November 29, 1982 (Reconvened)
Special Meeting December 1, 1982

3. Commissioners' Questions and Matters
Donald Magnin report on Valet Parking at Sutter-Stockton Garage

Report from Chairman Short as to status of Moscone Garage

Opening of Laguna Honda Parking Lot

4. Director's Report
Letter dated October 22, 1982 from Real Estate Department re Harrison/Perry proposed parking

Report on passage of charge for contractors to park in metered spaces and/or residential permit parking

Report on Fillmore entrance, Japan Center Garage - Approval for operator to go ahead with lease for Presbyterian Hospital

Report on Marina Public Parking Facility

5. Report of Legal Counsel

6. Moscone Center Garage
Resolution No.849 - Approving proposal from Geotechnical Engineering for Density Testing and Inspection Service in the amount of $20,000.

Resolution No. 850 - Approving Amendment to Orrick, Herrington & Sutcliffe Agreement of December 20, 1979 with Regard to Financing Asking that Amendment be Based on Current Hourly Rates.

Resolution No. 847 - Approving Payment of $4,000 to Conrad Associates for Mall and Commercial Design re Moscone Center Garage

Package of information from Blythe Eastman Paine Webber and Orrick, Herrington & Sutcliffe

7. Performing Arts Garage
Resolution for art enrichment by Art Commission

Contract from Laura Holm Design for graphics and signing

Resolution No. 851 - Progress Payment No. 17 to United Engineers re Performing Arts Garage

Report - Operator's Agreement

8. Civic Center
We have sent to Members an audit report from the Controller

Non-Profit Corporation is at present reviewing bids for automatic equipment to be installed

Resolution No. 852- Approving Expenditure of $10,000 for Schematic Phase for Engineering, Graphics and Architectural Design at Civic Center Garage

9. Resolution No. 848 - Approving and Adopting Seventh and Harrison Parking Plaza Legal Documents and Recommending Authorization of Lease

10. Award of $15,000 for traffic survey for the proposed Mt. Zion parking

11. Report from Bernard Crotty, DPW, Street Cleaning & Repair, on proposed budget for 1983/84, including recommendation for capital improvements

12. Mr. Joe De Graca, who appears at request of Board, to answer questions with regard to Department of Electricity

13. Approval of First Quarterly Report

14. Unfinished Business

15. New Business

16. Adjournment

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #454

Thursday, December 16, 1982
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Mark Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Manual Santa Maria, Student
Scott Berkman, Pacific Medical Center
Oren Reinbolt, Pacific Medical Center
Allen Tong, Japan Center Parking, 1660 Geary Blvd., SF
Robert Engle, Conrad Associates, 1964 Mountain Blvd., Oakland
John Madden, Controller's Office, City Hall, SF
Dick Dole, Attorney at Law, Japan Center Parking
Tom Cortabitarte, Miyako Hotel, Western Addition Parking Corp.
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Paul Newman, Attorney at Law, 244 Kearny St., SF
Roy Jeske, System Parking, 1537 Webster St. #A, Oakland
Jim Cheng, DPW, Bureau of Engineering, City Hall, SF
Volker Westphal, Hyatt Hotels, Uptown Parking Corp.
Joe F. De Graca, Bureau of Light, Heat & Power, 693 Vermont, SF

ABSENT Mr. Donald Magnin
Margaret L. Brady, General Manager

Chairman Short called meeting to order at 2:10 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of special meetings held November 10, November 23 (recessed), November 29 (reconvened) and December 1, 1982 adopted as presented.

Parking Authority approved appointment of Thomas Cortabitarte of the Miyako Hotel to the Board of Directors of the Western Addition Parking Corp.

3. Commissioners' Questions and Matters
In the absence of Member Magnin, Chairman reported valet parking instituted at Sutter-Stockton Garage is working very well and they plan to continue it. He asked that a report be given in February.

Report from Chairman Short as to Status of Moscone Garage

Chairman reported that at eleventh hour developer selected by Redevelopment Agency could not find necessary funds to develop housing. Committee went to New York and presented plans with housing to Standard & Poors and Moodys. The prospectus showed housing and easement on Kaplan Lane. The Parking Authority would take back sidewalk area of 1,740 square feet. Chair stated this should have been accomplished long ago, as requested in late 1981. Parking Authority was opposed by PT&T and merchants; lost by vote of 10 - 0 at Board. However, vote rescinded and one week extension given to work out compromise. Meeting held a week ago attended by Mayor, who instructed to give telephone company anything they wanted in order to get garage built. Compromise was worked out, however, Litho Prints still unhappy.

At Board meeting last week vote was 6 - 5 to go ahead with project. The bonds were to have been issued December 15. However, delivery was delayed to December 22 because this must still go before Board for second reading on December 20. One Supervisor has indicated he will change his vote, putting the Parking Authority in a losing position and project would have to be abandoned. If project loses at Board on Monday, a goodly sum will probably be owed by Parking Authority because of cancellation of bond sale.

To Member Ergina's question, Chair replied they are against project because housing was lost and garage is in wrong location, even though it has been redesigned. Chair stressed we are still in danger of losing entire project.

Opening of Laguna Honda Parking Lot

Chair stated something finally went right and only criticism was no alarm on money box and signs not posted to direct public. It has been more than eight years since Parking Authority opened a facility. Still trying to get Yerba Buena School site.

4. Director's Report

Letter dated October 22, 1982 from Real Estate Department re Harrison/Perry Proposed Parking

Chair read letter stating cost of acquisition $8,800,000. Chair felt this was too expensive and put matter over to January meeting. All in favor.

Report on passage of charge for contractors to park in metered spaces and/or residential permit parking areas

This will not happen till after holidays. Asked that draft received this morning be sent to members and brought up at next meeting. Asked that a knowledgeable representative be present at next meeting.

Report on Fillmore entrance, Japan Center Garage - Approval for operator to go ahead with lease for Presbyterian Hospital

Chair asked that sign be put up indicating "Monthly Parking Available" and asked that letter be sent to Parking Authority indicating that only three people have applied for monthly parking since 50 spaces were opened two months ago. Asked that Japan Center continue to monitor parking and when need arises, Fillmore side will be opened. It was moved and seconded that operator go ahead with lease to Pacific Medical Center. All in favor.

Mr. Volker Westphal arrived and Paul Newman introduced him and gave some background, stating he is manager of Hyatt-Union Square, and had been nominated to the Board of Uptown Parking Corp. Members unanimously approved his appointment.

Report on Marina Public Parking Facility

Chair reported initial bid came in much higher than expected. James Cheng reported that design has been re-examined and designer made suggestions that would reduce cost by about $100,000. Therefore, Parking Authority wants to re-bid, get plans out by January 19 and bring in bid by second week of February. Chair agreed with this plan, stating we will have surface lot at Laguna Honda, but School District has not acted on Yerba Buena lease but has extended option of their developer. Does not want to close Marina facility without having additional parking in the area. Since Mayor has requested we go ahead, Chair stated we have resolution requesting $300,700 supplemental which we will need anyway.

Resolution 843 - Requesting $300,700 Supplemental Appropriation from the Off-Street Parking Fund and/or From Legally Available Funds for Contract Contingencies, Inspection and Construction of Second Deck of Marina Public Parking Facility

Adopted by the following vote:

AYES: Members Short, Ergina, Louie, Muschi
NOES: None
ABSENT: Member Magnin

City Engineer was directed to redraw plans and put out to bid as soon as possible.

5. Report of Legal Counsel - None

6. Resolution 840 - Approving Proposal from Geotechnical Engineering, Inc. for Density Testing and Inspection Service in the Amount of $20,000 re Construction of Moscone Center Garage

Adopted by the following vote:

AYES: Members Short, Ergina, Louie, Muschi
NOES: None
ABSENT: Member Magnin

Chair called for recess for executive session at 2:40 PM.
When meeting reconvened at 2:45 PM, Chair called for Item 12.

12. Mr. Joe De Graca, who appears at request of Board, to answer questions with regard to Department of Electricity

Mr. De Graca is with the Department of Light, Heat and Power, Hetch Hetchy, and could not answer questions regarding parking meter repairs. Therefore, he was asked about lighting in the garages. Mr. De Graca stated they do not inspect, but do repairs according to complaints received. Chair asked that letters be written to Merchants Associations asking that people call Light, Heat & Power directly.

Chair asked that at next meeting a representative of the Department of Electricity be present to answer questions regarding parking meters and their reports and thanked Mr. De Graca for appearing.

Meeting returned to Item 6.

Resolution 850 - Approving Amendment to Orrick, Herrington & Sutcliffe Agreement of December 20, 1979 with Regard to Financing Asking that Amendment be Based on Current Hourly Rates

At request of Chair item was put over to next meeting. If necessary special meeting will be called. Chair stated he is very happy with work done by these attorneys, but until we have some idea what hourly basis would be does not wish to give "carte blanche". All in favor.

Resolution 847 - Approving Payment of $4,000 to Conrad Associates for Mall and Commercial Design re Moscone Center Garage

Adopted by the following vote:

AYES: Members Short, Ergina, Louie, Muschi
NOES: None
ABSENT: Member Magnin

7. Performing Arts Garage

Resolution for art enrichment by Art Commission
Contract from Laura Holm Design for graphics and signing
Unanimously put over to next meeting.

Resolution 851 - Approving Progress Payment No. 16 to United Engineers, Inc. in the Amount of $262,014.33 - Performing Arts Garage

Adopted by the following vote:

AYES: Members Short, Ergina, Louie, Muschi
NOES: None
ABSENT: Member Magnin

Report - Operator's Agreement

Unanimously put over to next meeting. If necessary special meeting will be called.

8. Civic Center

Chair reported that all members had received copy of audit report from Controller and bids for automated machinery are being reviewed. Would like all garages to be automated in order to tighten up reporting and have a uniform system.

Resolution 852 - Approving Expenditure of $10,000 by Civic Plaza Parking Corporation for Schematic Phase for Engineering, Graphics and Architecural Design for Civic Plaza Garage

Adopted by the following vote:

AYES: Members Short, Ergina, Louie, Muschi
NOES: None
ABSENT: Member Magnin

9. Resolution 848 - Approving and Adopting Seventh & Harrison Parking Plaza Legal Documents and Recommending Authorization of Lease

Adopted by the Following vote:

AYES: Members Short, Ergina, Louie, Muschi
NOES: None
ABSENT: Member Magnin

10. Award of $15,000 for traffic survey for the Proposed Mt. Zion Parking

Chair reported that Parking Authority has been offered parking at Mt. Zion Hospital and we are trying to ascertain whether we would be building parking for their use or for the surrounding area and whether it would be used by the public in the area. Chair felt a resolution was necessary and that $15,000 is too much for a traffic survey since this is a one-man job. He asked that a letter be sent to the people on the list asking for an estimate on a proposed traffic survey so that we might have some figures to go on. This matter will be taken up at the next meeting and an award made at that time.

11. Report from Bernard Crotty, DPW, Street Cleaning & Repair, on proposed budget for 1983/84, including recommendation for capital improvements

Mr. Crotty was not present.

13. Approval of First Quarterly Report

Unanimously approved. However, Mr. Short had question in his mind about money spent for street cleaning. In the last two years gone up about $40,000 from $120,000 to $160,000, stating the garages are in very poor shape. There is graffiti, stench of urination - not clean. About a year ago outside bids were requested. Three were received ranging from about $98,000 to $144,000 to clean the 22 lots. Chair feels we are not getting money's worth from DPW. He directed that Mrs. Brady get this bid post-haste. Suggested that perhaps ivy be planted along walls to prevent graffiti or that they be painted and one of the new sealers applied so they can be washed.

14. Unfinished Business

Chair reported that money alloted for Mission-Bartlett has been exceeded because of contingencies. Asked Mr. Kertz for a resolution to the Board - money due on basis of information we have from contractor exceeds amount of money available for the contract. Therefore, we have choice of terminating contract at our convenience. It was so moved by Member Muschi and seconded by Member Ergina.

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Muschi
Noes: None
Absent: Member Magnin

In reply to Member Muschi's question, Chair reported legislation is being drawn up regarding meter removals to be charged at $4 per day.

15. New Business

Resolution 853 - Approving Transfer of Funds Within the Annual Operating Budget for Additional Telephone Service

Adopted by the following vote:

Ayes: Members Short, Ergina, Louie, Muschi
Noes: None
Absent: Member Magnin

16 Adjournment

Meeting adjourned at 2:45 PM.

Respectfully submitted,

Margaret L. Brady
General Manager

COPIES OF ABOVE MENTIONED DOCUMENTS ON FILE IN PARKING AUTHORITY OFFICE

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

SF
320
2a
455

MEETING NOTICE
455th Regular Meeting
Parking Authority

Thursday, January 20, 1983
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call
2. Election of Chairman
3. Adoption of Minutes - Regular Meeting December 16, 1982
   Special Meeting January 6, 1983
4. Commissioners' Questions and Matters
5. Communications
   Letter dated December 28, 1982 from Conrad Associates re Mission-Bartlett - Casa La Raza housing project
6. Director's Report
   Meeting with City Planning re proposed parking Harrison & Perry Streets
   (Put over from December meeting)

   Security recommendations - all facilities
7. Report of Legal Counsel
8. Mr. Ben Beckman - Appearing at request of Parking Authority regarding parking meters
9. Resolution 850 - Amending Agreement dated December 20, 1979 with Orrick, Herrington & Sutcliffe re Moscone Center Garage
   (Put over from December meeting)
10. Resolution 855 - Approving Payment of $4,474.80 to Tudor Engineering Company for Professional Services re Performing Arts Garage and Modifying Contract dated April 2, 1981
11. Resolution 856 - Amending Resolution 768 - Authorizing Margaret L. Brady to Approve Change Orders on Construction Projects Not Exceeding $10,000
12. Resolution 857 - Progress Payment No. 17 to United Engineers re Performing Arts Garage
13. Resolution 858 - Approving Change Order #10 in the amount of $9,200 to United Engineers re Performing Arts Garage

14. Resolution 859 - Requesting $176,210 Supplemental Appropriation from the Off-Street Parking Fund and/or from Legally Available Funds for Contract Contingencies, Inspection and Construction of Second Deck of Marina Public Parking Facility (Rescinds Resolution 843)

15. Resolution 860 - Requisition 83-2 - Approval of Various Items Totalling $19,331.98 for Payment by Trustee, Crocker National Bank, re Moscone Center Garage

16. Request from Ellis-O'Farrell Corporation for Special Sunday and Evening Parking Rates

17. Approval of Funds for Civic Center Equipment

18. Approval of Funds for Plans for Sutter-Stockton Expansion

19. Award of $15,000 for Traffic Survey for Proposed Mt. Zion Parking (Put over from December meeting)

20. Draft of Art Enrichment Proposal regarding Performing Arts Garage
Contract from Laura Holm Design for Graphics and Signing - Performing Arts Garage (Put over from December meeting)

21. Unfinished Business

22. New Business

23. Public Discussion of Agenda Matters

24. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #455

Thursday, January 20, 1983
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, General Manager
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Beckman, Department of Electricity, 901 Rankin St., SF
Ben Farlatti, St. Mary's Square Corp., 2000 Van Ness Ave., SF
John Madden, Controller's Office, City Hall, SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Richard Dole, Ellis-O'Farrell Corp., 100 Pine St. #3300, SF
James Cheng, DPW, Bureau of Engineering, City Hall, SF
John Roumbanis, Mayor's Office, City Hall, SF

Call to Order: 2:05 PM

A tape of the meeting is on file in the Parking Authority office.

1. Roll Call indicated quorum present.

2. Election of Chairman

Member Muschi, taking the gavel, called for nominations. Member Magnin, stating he felt Chair Short had served the Authority extremely well, nominated him to serve as Chair for another term. Member Ergina seconded; the vote was unanimously in favor Chair Short, upon accepting the chairmanship for another year, stated he probably would not accept a third term feeling the chairmanship should be rotated; but did feel it takes two years to really accomplish anything of consequence.

Member Louie nominated Member Amancio Ergina for Vice Chairman, seconded by Member Magnin. The vote was unanimously in favor of Member Ergina serving a second term as Vice Chairman.

3. Adoption of Minutes

Minutes of regular meeting held December 16, 1982 and special meeting held January 6, 1983 were adopted as presented.

4. Commissioners' Questions and Matters

As of this morning the problem with the design for commercial space on the first floor of the Performing Arts Garage has been solved. We will have firm opening date at the February meeting.

Chair stated it has been his intention to make the Parking Authority more viable in getting more parking and that with all the projects on the drawing board, the Parking Authority does not have enough staff. He introduced Mr. John Roumbanis, presently of the Mayor's office, who gave some of his background. The Parking Authority will attempt to hire Mr. Roumbanis as a Staff Assistant for a four to six month period.

Resolution 862 - Approving New Position - Staff Assistant to General Manager
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin, Muschi

There will be a meeting with the Excelsior residents January 26 to be attended by a representative of the School District. Member Ergina and Mrs. Brady will also attend.

5. Communications

Conrad Associates' letter of December 28, 1982 indicates concern if housing does not go through at Mission-Bartlett. Conversations with Bill Witte of Mayor's Community Development Office and Mr. Kertz indicate money is available. Whether housing goes through or not, double decking will proceed with support for housing so that it can be accomplished.

6. Report of General Manager

Since South of Market area is going to develop, it is absolutely essential that parking be planned before development begins. City Planning has indicated that peripheral parking should be effected as soon as possible. Developers feel construction of parking in their facilities might create financial problems. City Planning is attempting to work out a plan where developers might contribute something toward public parking needs. Possibly some trade-off of parking could be developed.

The new Public Protection Committee listened to further discussion regarding opening the Fillmore side of Japan Center Garage. Supervisor Hongisto indicated this is a non-profit corporation, there are bonds outstanding, the Budget Analyst and corporation have indicated opening would cost approximately $100,000 the first year and we would be expected to pay it. He could not recommend that kind of expense since no real need for more parking has been shown. Supervisor Kennedy put the matter over at the call of the Chair.

A letter was received from the Chairman of Redevelopment Agency and a response drafted and sent to all Parking Authority members. The vote was unanimously in favor of Chair Short signing the response to Mr. Melvin Lee and members of Redevelopment commission.

A security report compiled by Jason Harvie regarding security at City facilities has been sent to all members. Vote was unanimously in favor of sending it to each garage manager asking them to follow through. Main problem seems to be lack of communication between management and security. Mrs. Brady indicated all managers had been incredibly cooperative with Mr. Harvie.

7. Report of Legal Counsel - None

8. Mr. Ben Beckman - Appearing at Request of Parking Authority re Parking Meters

Mr. Beckman gave an informative report stating that the most urgent problem at the moment is meter jammers. A request will be made of the Police Department for an officer for the Parking Meter Detail, who will arrest jammers on the spot. Mr. Beckman stated the most effective measures against jammers are marking tires by the Police Department and getting an officer on the parking meter detail.

Mr. Beckman reported there had been some vandalism on the new device at Laguna Honda lot. This will be reported to manufacturer.

9. Resolution 850 - Amending Agreement dated December 20, 1979 with Orrick, Herrington & Sutcliffe re Moscone Center Garage

Current hourly rates have not been received. Mr. Short also requested total charge. Put over to February meeting.

10. Resolution 855 - Approving Payment of $4,474.80 to Tudor Engineering Company for Professional Services re Performing Arts Garage and Modifying Contract dated April 2, 1981

Vote: Ayes: Members Short, Ergina, Louie, Magnin, Muschi

11. Resolution 856 - Amending Resolution 768 - Authorizing General Manager to Approv Change Orders on Construction Projects Not Exceeding $10,000

Amended to an aggregate amount not to exceed 1/2 of 1% of total construction cost. Vote: Ayes: Members Short, Ergina, Louie, Magnin, Muschi

12. Resolution 857 - Progress Payment No. 17 to United Engineers, Inc. in the Amount of $408,732.36 - Performing Arts Garage

Vote: Ayes: Members Short, Ergina, Louie, Magnin, Muschi

13. Resolution 858 - Approving Change Order #10 in the Amount of $9,200 to United Engineers, Inc. - Performing Arts Garage

Vote: Ayes: Members Short, Ergina, Louie, Magnin, Muschi

14. Resolution 859 - Requesting $176,210 Supplemental Appropriation from the Off-Street Parking Fund and/or From Legally Available Funds for Contract Contingencies, Inspection and Construction of Second Deck of Marina Public Parking Facility (Rescinds Resolution 843

Vote: Ayes: Members Short, Ergina, Louie, Muschi
Noes: Member Magnin

Chair Short asked that a letter be written to the School District stating it is our understanding the developer's bid for Yerba Buena School is up on February 28, and again try to get it as a parking lot.

15. Resolution 860 - Requisition 83-2 - Approval of Various Items Totalling $19,331.98 for Payment by Trustee, Crocker National Bank, re Moscone Center Garage

Vote: Ayes: Members Short, Ergina, Louie, Magnin, Muschi

16. Request from Ellis-O'Farrell Corp. for Special Sunday and Evening Parking Rates

Unanimously approved on trial basis.

17. Approval of Funds for Civic Center Equipment
Automated equipment totalling $79,027.71 approved by Recreation & Park. Unanimously approved.

18. Approval of Funds for Sutter-Stockton Expansion Plans
Feasibility study for additional 320 spaces has shown garage will hold this addition. Financial study is forthcoming. Projection for annex is $5,300,000 expected to be paid for in cash by corporation. Expenditure of $300,000 for final working drawings unanimously approved.

19. Award of $15,000 for Traffic Survey for Proposed Mt. Zion Parking
Put over to February meeting.

20. Draft of Art Enrichment Proposal for Performing Arts Garage
Contract from Laura Holm Design for Graphics and Signing
Limit of $15,000 unanimously approved. Mark Kertz will prepare contract.

21. Unfinished Business
Chair asked that sign be put up at Moscone Center indicating Convention & Visitors Bureau may be contacted for description of City's parking facilities.

Chair asked that letter be written to Board to accelerate legislation for $4 per day charge. Asked letter be written to Roger Boas that 1/4 of the $1 million + owed the Parking Authority be added to next year's budget. Copy of letter to each member of Finance Committee and Mayor.

22. New Business
Resolution 861 - $25,231.85 Supplemental Appropriation from Off-Street Parking Fund for Parking Meter Collection and Counting Contracts
Vote: Ayes: Members Short, Ergina, Louie, Magnin, Muschi

Approval of 1983/84 Preliminary Budget - Unanimously approved.

Approval of Second Quarterly Report - Unanimously approved.

Resolution 862 - Approving Legal Documents for Performing Arts Garage
Since Parking Authority owns this property, this resolution not required.

Resolution 863 - Requisition 83-3 - Approval of Items Totalling $178,370 for Payment by Trustee, Crocker National Bank, re Moscone Garage
Vote: Ayes: Members Short, Ergina, Louie, Magnin, Muschi

Ordinance Amending Section 10.151 of SF Administrative Code to Increase Cash Revolving Fund for Parking Authority to $500. - Unanimously approved.

Check with Brinks that there are two supervisors on street at all times.

Not necessary to have attendant on duty at 7th & Harrison on weekends at present.

23. Public Discussion of Agenda Matters - None

24. Adjournment - Meeting adjourned at 3:40 PM.

Respectfully submitted,

Margaret L. Brady
General Manager

COPIES OF ABOVE MENTIONED DOCUMENTS ON FILE IN OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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456

MEETING NOTICE
456th Regular Meeting
Parking Authority

Thursday, February 17, 1983
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

DOCUMENTS DEPT.
FEB 14 1983
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1. Roll Call
2. Adoption of Minutes - Regular Meeting January 20, 1983
3. Commissioners' Questions and Matters
4. General Manager's Report
5. Report of Legal Counsel
6. Resolution 850 - Amending Agreement with Orrick, Herrington & Sutcliffe dated December 20, 1979 regarding Moscone Center Garage (Put over from January meeting)
7. Resolution 864 - Recommending Acceptance of Bid of Golden Gate Parking in Response to Call for Bids for Lease of Seventh & Harrison Parking Plaza, and Recommending Award of said Lease to said Bidder as the Highest and Best Responsible Bidder
8. Resolution 865 - Approving and Adopting Performing Arts Garage Legal Documents and Recommending Authorization to Lease
9. Resolution 866 - Approving 18th Progress Payment to United Engineers, Inc. re Construction of Performing Arts Garage
10. Resolution 867 - Requisition 83-4 - Various Items to be Paid by Trustee, Crocker National Bank, re Moscone Center Garage
11. Resolution 868 - Approving Service Agreement with Geotechnical Engineering, Inc. in the amount of $20,000 for Density Testing and Inspection Services re Construction of Moscone Center Garage
12. Approval of Proposal of Testing Engineers dated January 14, 1983 to Perform Special Inspection on Post Tensioned Concrete Work for Moscone Center Garage at $30 an hour
13. Unfinished Business
14. New Business
15. Public Discussion of Agenda Matters
16. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

#456

DOCUMENTS DEPT.
APR 25 1983
SAN FRANCISCO

MEETING REPORT - Regular Meeting

Thursday, February 17, 1983
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, General Manager
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Roy Jeske, System Parking, 1537 Webster St., Oakland
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
John Madden, Controller's Office, City Hall, SF
John Roumbanis, Mayor's Office, City Hall, SF
James Cheng, DPW Bureau of Engineering, City Hall, SF

A tape of the meeting will be on file in the office of the Parking Authority.

Chair called meeting to order at 2:05 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes of regular meeting of January 20, 1983 adopted as presented.

3. Commissioners' Questions and Matters
The Geary Mall lot should be opened very soon. The alarm for the box at Laguna Honda lot has been ordered. The Performing Arts Garage will be dedicated April 15, 1983. The commercial will not be ready at that time.

Chair reported lots are still not clean. They should be cleaned at least twice a week. Chair again mentioned going outside for cleaning. Mr. Roumbanis said he would make it part of his job to check the lots.

4. General Manager's Report
General Manager attended Management Motivations course, finding it very interesting and hopes it will be productive.

On January 30 at 7:30 PM there was a very serious incident at Civic Center Garage - no complaint was issued. We received a response to the audit from the Controller's office. Automated equipment will give better results.

Traffic Engineers have done in-depth survey of Yerba Buena School area, indicating a facility of 100 spaces would be financially reasonable and should temporarily satisfy the needs in that area. They feel that the Parking Authority should go ahead with it, building it with sufficient foundation to hold another 100 spaces when the need arises. There will be a meeting with persons involved on Tuesday, February 22. There is question as to whether we should provide commercial on ground floor. The real question is whether zoning would need to be changed if we put in commercial. The Board of Supervisors has refused to change the zoning.

General Manager reported that the Marina facility is out to bid at present and will be received within a few days and construction will begin.

Mission-Bartlett cannot be awarded at present because contractor has asked for a substitution of subcontractors due to a clerical error on the bidding documents on rebar and sheetmetal.

A letter from Tudor Engineering asks for an additional sum for shut-down services. This will be put aside until completion of the contract of the Performing Arts Garage. The security gates, which were added to the contract because the facility must be secure, have been put into the operator's agreement. However, we are seeking a firm figure from United Engineers to put in the gates and railings. If a reasonable price is received a change order will be put through to United Engineers and by addendum withdraw this from the lease documents.

An amendatory agreement has been received from Redevelopment Agency for Moscone Garage turing over the air rights to the Parking Authority.

We have been notified by Ben Beckman, Department of Electricity, that a police officer has been assigned to the Parking Meter Detail to survey jammers and other problems.

General Manager reported that a telephone call was received from Frank Moss, Department of Public Works. Mr. Cheng will continue on the Moscone Garage and completion of the Performing Arts Garage, but suggests we go outside to get an engineer to monitor Mission-Bartlett.

5. Report of Legal Counsel

Mr. Kertz informed that he had received from Redevelopment Agency the documents for the air rights over Moscone Garage, stating that everything is in order. All that remains is for all parties to sign and the Parking Authority will have the air rights.

6. Resolution 850 - Amending Agreement with Orrick, Herrington & Sutcliffe dated December 20, 1979 regarding Moscone Center Garage

Since total charge had not been received, put over to March meeting.

7. Resolution 864 - Recommending Acceptance of Bid of Golden Gate Parking in Response to Call for Bids for Lease of Seventh & Harrison Parking Plaza, and Recommending Award of said Lease to said Bidder as the Highest and Best Responsible Bidder

Adopted by the following vote:
AYES: Members Short, Ergina, Louie, Magnin, Muschi

Chair asked that we look into putting automated equipment in this facility.

8. Resolution 865 - Approving and Adopting Performing Arts Garage Legal Documents and Recommending Authorization to Lease
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin, Muschi

9. Resolution 866 - Approving Progress Payment No. 18 to United Engineers, Inc. in the amount of $267,705.87 - Performing Arts Garage
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin, Muschi

10. Resolution 867 - Requisition 83-4 - Various Items to be Paid by Trustee, Crocker National Bank, re Moscone Center Garage, Totalling $183,756.23 after corrections
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin, Muschi

11. Resolution 868 - Approving Service Agreement with Geotechnical Engineering, Inc. in an Amount Not to Exceed $20,000 for Density Testing and Inspection Services re Construction of Moscone Center Garage
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin, Muschi

12. Approval of Proposal of Testing Engineers dated January 14, 1983 to Perform Special Inspection on Post Tensioned Concrete Work for Moscone Center Garage at $30 an hour
Approved unanimously. Attorney will draw contract.

13. Unfinished Business
General Manager stated we have two proposals for a traffic survey at Mt. Zion, one for a sum not to exceed $2,500, the other for $5,400 to $6,000, stating she would like to have someone from Traffic Engineers go over them. Member Magnin moved this be put over till we received recommendations from Traffic Engineers. Chair concurred, stating it should be noted to Traffic Engineers that, in accordance with Member Magnin's comment at the last meeting, Mt. Zion is no longer qualified for Medi-Cal payments, which will affect their patient load.

14. New Business
Resolution 869 - Approving Payment of $18,422.30 to Conrad Associates for Revisions Dictated by Board of Supervisors - Moscone Garage
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin, Muschi

Resolution 870 - Approving Payment of $1,200 to Geotechnical Engineers for Services Performed re Mission-Bartlett
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin, Muschi

15. Public Discussion of Agenda Matters - None

16. Adjournment
Meeting adjourned at 3:20 PM.

Respectfully submitted,

Margaret L. Brady
General Manager

COPIES OF ABOVE MENTIONED DOCUMENTS ON FILE IN OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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457

MEETING NOTICE
457th Regular Meeting
Parking Authority

Thursday, March 17, 1983
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call
2. Adoption of Minutes - Regular Meeting February 17, 1983
   Special Meeting March 3, 1983
3. Commissioners' Questions and Matters
4. General Manager's Report
5. Report of Legal Counsel
6. Resolution 850 - Amending Special Event Rate at Marshall Square Parking Plaza from $2 to $3
7. Resolution 871 - Requisition 83-5 - Various Items to be Paid by Trustee, Crocker National Bank re Moscone Garage
8. Resolution 872 - Progress Payment No. 19 to United Engineers, Inc. re Performing Arts Garage
9. Proposal from SPCM, Inc. for Clerk of the Works re Mission-Bartlett construction project
10. Proposals from Transpacific Engineering, Inc. and General Contractors Inspection Service for Clerk of the Works re Mission-Bartlett construction project
11. Request from Western Addition Parking Corp. for rate adjustment at Japan Center Garage
12. Request from Edward J. Mulgow re hot dog stand at 18th & Castro lot
13. Unfinished Business
14. New Business
15. Public Discussion of Agenda Matters
16. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #457

Thursday, March 17, 1983
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

DOCUMENTS DEPT.
MAY 9 1983
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PUBLIC LIBRARY

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin

Authority Staff: Margaret L. Brady, General Manager
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Mark Rand, DPW Traffic Engineering, 460 McAllister St., SF
Ben Farlatti, St. Mary's Square Garage, SF
Tim Dean, Compleat Builders, 210 Clara St., SF
Chuck Egan, Compleat Builders, 210 Clara St., SF
Paul Newman, 244 Kearny Street, SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Allen Tong, Japan Center Garage, 1660 Geary St., SF
Laurie Shale, Mayor's Office of Housing & Communicy Development

ABSENT Mr. Achille H. Muschi

Chair called meeting to order at 2:10 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of February 17 and special meeting of March 3, 1983 adopted as presented.

3. Commissioners' Questions and Matters
Report of Mr. Roumbanis held to the end of meeting.

4. General Manager's Report
Bids were received on the Performing Arts Garage operator's contract: Golden Gate Parking at 31.764%, Broadway Parking Association at 35% and Allied Auto Parks at 53.56%. The Real Estate Department and City Attorney found them to be in order. We are awaiting their final statement; however, Allied sent sufficient information to justify. Lease was unanimously approved subject to receipt of financial statement from Allied.

Redevelopment has approved amendment to agreement on Moscone Center Garage returning air rights to the Parking Authority.

Attended meetings on Yerba Buena School site. Traffic Engineers did an in-depth survey. It is now in the hands of City Planning and School District. We could build 150 car facility, and later increase to 200, with commercial space on ground floor. Chair asked that letter be written to all interested parties indicating that Marina lot will be closed for construction and Yerba Buena parking is imperative. Construction on Marina will begin as soon as a protest is resolved.

The non-profit corporation has decided to open the Fillmore side of Japan Center Garage between hours of 10 AM and 6 PM on trial basis for one year with option to extend time if needed. They will use computerized collection device and provide a security guard.

Response was received from Traffic Engineers re diagonal parking on Cornwall in the Richmond, which was turned down at public hearing.

At meeting of Pacific Heights Merchants problems were indicated. We will look at sites.

Finance Committee released funds for Laura Hogan contract for Performing Arts Garage and for change orders. Board set $2500 for the Art Commission to recommend a piece of sculpture, and then return to the Board for release of further funds.

New Laguna Honda lot reports $1500 revenue for February.

Opening ceremonies for Performing Arts Garage will be April 15 at 11 AM, with parade of vintage cars led by the Mayor and other dignitaries.

5. Report of Legal Counsel

Primary problem at Mission-Bartlett has to do with Controller's position regarding money previously certified. At the moment he will not change the certification to make money available to anyone on a unilateral action even though contract was terminated. Barnes will have to agree to sign off or modify at least to the amount of the claim. Controller's office and City Attorney's office do not agree. City Attorney will write letter to Controller. A decision should be made next week. This creates a problem since Compleat Builders are ready and waiting to go ahead. This will also hold up La Raza housing.

6. Resolution 850 - Amending Special Event Rate at Marshall Square Parking Plaza from $2 to $3

Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

7. Resolution 871 - Requisition 83-5 - Various Items Totalling $374,822.54 to be Paid by Trustee, Crocker National Bank re Moscone Garage

Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

8. Resolution 872 - Progress Payment No. 19 to United Engineers, Inc. in the Amount of $227,757.87 - Performing Arts Garage

Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

9. Proposals from SPCM, Inc., Transpacific Engineering, Inc. and General Contrators Inspection Service for Clerk of the Works re Mission-Bartlett Project
Put over to special meeting

10. Request from Western Addition Parking Corp. for rate adjustment at Japan Center Garage
Put over to April meeting

11. Request from Edward J. Mulgow re hot dog stand at 18th & Castro lot
Denied after discussion

12. Unfinished Business
Mark Rand, Traffic Engineer, reviewed three proposals for a survey of the Mt. Zion proposed parking and recommended DKS Associates at $6,000 stating, however, that Traffic Engineers would need to meet with them, adding that none of the proposals were very concise. Brady suggested DKS be approved with the provision that they are able to work out a contract and mode of operation approved by Mark Rand. Member Magnin stated he is a little concerned about what might become a precedent by providing parking for a private entity. Mr. Rand pointed out that this was for visitors and outpatients, not for hospital personnel. Member Magnin wondered whether we should be providing parking even for visitors, stating that we may then get calls from other hospitals or anyone else who wants parking. Member Magnin stated that Redevelopment has approved a high rise building on the southeast corner of Divisadero which would significantly change the results of the survey.

Proposal of DKS was unanimously approved with the provision that they meet Traffic Engineers' specifications and directions.

13. New Business
Resolution 873 - Approving Change Orders #12 for $593.85 and #13 for $24,300 to United Engineers re Performing Arts Garage
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Resolution 874 - Approving Payment of $10,775.50 to Tudor Engineering Company for Professional Services re Performing Arts Garage
Adopted by the following vote:
Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Request from Western Addition Parking Corp. for capitol improvements including new exit to Geary Street, increased signs for $1,200, new cash register for $4,000, exhaust fans and fire doors, painting, sealer and steam cleaning. Unanimous approval was given to the corporation to expend funds for improvements which have been long delayed.

Request from Sutter-Stockton Garage to modify entrance and exit on Bush Street, which was recommended by EIR committee,in the amount of $140,000. Unanimously approved in an amount not to exceed $150,000.

Chairman informed that elected officials are criticizing Civic Center Garage, stating that we have taken steps to improve security and have added automated equipment. He stated it is the feeling of this Board that if there is no improvement

within three months, we would ask the non-profit corporation to terminate the contract of the operator. He asked that a letter be written to the interested parties that we expect to see drastic improvements in 90 days. Mr. Newman stated he would comply with this request.

General Manager informed that we had a project in 1980/81 at 16th and Hoff Streets. The Mission Housing Coalition owns the lot at 16th and Hoff on which they wish to put housing. If they were to go over the front of our parking lot they could increase the number of housing units. We would deck the entire lot, giving the Parking Authority additional parking spaces. The Mayor's housing people now have money which will be lost if there is no site available. Miss Laurie Shale of the Mayor's Office of Housing & Community Development explained the plan. Mrs. Brady asked for permission to take $15,000 from Neighborhood Parking Program to get started on the plans and specifications and then ask for an additional $30,000 from the Board of Supervisors. Unanimously approved. Mark Kertz will prepare resolution for the Board.

Mr. Roumbanis then give his report on the various parking lots, which report had previously been mailed to the members. He stated that generally the lots seemed to be clean, however, they seemed to be lacking landscape maintenance, pointing out that many of the planters did not have trees or plants, creating places for litter and weeds. Some of the electrical boxes were missing locks or covers. To save some maintenance a ground cover would be more appropriate. In the Mission and Polk Street graffiti was a problem. Chair stated he would like Mr. Roumbanis to study the proposal made in the past to go to a private concern or possibly even hire our own people. Also, since Mr. Roumbanis is using his own automobile, he should be reimbursed for his expenses and possibly get him a parking space in the Performing Arts Garage. Mr. Roumbanis will have a further report at the April meeting.

14. Adjournment
Meeting adjourned at 3:20 PM.

Respectfully submitted,

Margaret L. Brady
General Manager

COPIES OF THE ABOVE MENTIONED DOCUMENTS ON

FILE IN THE OFFICE OF PARKING AUTHORITY

DOCUMENTS DEPT.
APR 25 1983
SAN FRANCISCO

1. Roll Call

2. Adoption of Minutes - Regular Meeting March 17, 1983
   Special Meeting March 25, 1983

3. Commissioners' Questions and Matters

4. Communications
   Various letters from Civic Center Plaza Garage regarding condition of Civic Center and various other City-owned facilities and requesting permission to expend $13,000 for a new sweeper

5. General Manager's Report
   Civic Center Board of Directors' Meeting
   Fifth & Mission Board of Directors' Meeting

6. Report of Legal Counsel

7. Resolution 875 - Approving Payment of $1,675.56 to Reimburse Conrad Associates for Printing Costs of Bid Documents - Mission-Bartlett Parking Plaza

8. Resolution 876 - Opinion of City Attorney to Controller - Mission-Bartlett Parking Plaza

9. Resolution 879 - Requisition 83-6 - Approval of Items for Payment by Trustee, Crocker National Bank, re Moscone Center Garage (Draft)

R.G. Fisher Constructors (Est.)	$189,860.26	Progress Payment No. 3
R.G. Fisher Constructors	52,791.00	Change Order No. 1
Conrad Associates	1,140.97	Blueprint Costs
Wildman & Morris	19,419.07	Pre-Construction Survey

10. Resolution 881 - Progress Payment No. 20 to United Engineers - Performing Arts Garage

11. Resolution 882 - Supplemental Appropriation from the Off-Street Parking Fund for $10,000 Work Order Services of Real Estate Department

12. Request dated February 3, 1983 from Western Addition Parking Corporation for Rate Adjustment at Japan Center Garage

13. Request dated February 29, 1983 from Ellis-O'Farrell Parking Corporation for permission to expend $97,916.20 for Secom Automated Parking Ticket Equipment in accordance with proposal from William D. White Co., Inc.

14. Request dated March 29, 1983 from Ellis-O'Farrell Parking Corporation regarding vertical expansion of garage by adding one and a half floors to add 207 spaces, estimated by Tudor Engineering at $2,100,000- For Discussion

15. Introduction of David Reese of Merrill's, recommended for Board of Directors Fifth & Mission Garage vice Arnold Michaels

16. Unfinished Business

17. New Business

18. Public Discussion of Agenda Matters

19. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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458

MEETING NOTICE
458th Regular Meeting
Parking Authority

Thursday, April 21, 1983
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

DOCUMENTS DEPT.
APR 25 1983
SAN FRANCISCO

1. Roll Call

2. Adoption of Minutes - Regular Meeting March 17, 1983
   Special Meeting March 25, 1983

3. Commissioners' Questions and Matters

4. Communications
   Various letters from Civic Center Plaza Garage regarding condition of Civic Center and various other City-owned facilities and requesting permission to expend $13,000 for a new sweeper

5. General Manager's Report
   Civic Center Board of Directors' Meeting
   Fifth & Mission Board of Directors' Meeting

6. Report of Legal Counsel

7. Resolution 875 - Approving Payment of $1,675.56 to Reimburse Conrad Associates for Printing Costs of Bid Documents - Mission-Bartlett Parking Plaza

8. Resolution 876 - Opinion of City Attorney to Controller - Mission-Bartlett Parking Plaza

9. Resolution 879 - Requisition 83-6 - Approval of Items for Payment by Trustee, Crocker National Bank, re Moscone Center Garage (Draft)

R.G. Fisher Constructors (Est.)	$189,860.26	Progress Payment No. 3
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Conrad Associates	1,140.97	Blueprint Costs
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10. Resolution 881 - Progress Payment No. 20 to United Engineers - Performing Arts Garage

11. Resolution 882 - Supplemental Appropriation from the Off-Street Parking Fund for $10,000 Work Order Services of Real Estate Department

12. Request dated February 3, 1983 from Western Addition Parking Corporation for Rate Adjustment at Japan Center Garage

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15. Introduction of David Reese of Merrill's, recommended for Board of Directors Fifth & Mission Garage vice Arnold Michaels

16. Unfinished Business

17. New Business

18. Public Discussion of Agenda Matters

19. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #458

Thursday, April 21, 1983
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, General Manager
Lucy M. Clancy, Recording Secretary

Guests: Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
David Reese, Downtown Parking Corp., Fifth & Mission, SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Nelson Wong, DPW-Traffic Engineer, 460 McAllister St., SF
Scott Shoaf, DPW-Traffic Engineer, 460 McAllister St., SF
Richard Dole, Ellis-O'Farrell/Western Addition, 100 Pine St.,SF
Larry Jacobson, SFUSD, 135 Van Ness Avenue, SF
James Cheng, DPW, 357 City Hall, SF
Neil P. Cunningham, Pansini Corp., 185 Berry St., SF
George Jeong, Transpacific Engineering, 1328 California St., SF
James Hornback, System Parking, 555 Kearny St., SF
Roy Jeske, System Parking, 555 Kearny St., SF

ABSENT Mark Kertz, Deputy City Attorney

Meeting called to order at 1:05 PM.

Since this is the last time Donald Magnin will attend as a member of the Parking Authority, Chair requested he chair the meeting. Member Magnin indicated he was chairing this last meeting with some regret upon leaving, stating he would reflect on that under New Business.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of March 17 and special meeting of March 25, 1983 adopted as presented.

3. Commissioners' Questions and Matters
Member Muschi reminded of the bid for cleaning of the garages. After discussion Member Short made a motion that the Parking Authority authorize publication in the newspaper to secure bids using Mr. John Roumbanis' report as a basis of what we want on the lots. All in favor.

Member Short stated that dedication of Performing Arts Garage was finest he's ever attended and that Margaret Brady's efforts should be commended. Mrs. Brady said the Symphony, Symphony volunteers and Mrs. Elaine Magnin were extremely helpful.

In reply to question regarding National-Braemar, Mr. Richard Dole advised that Western Addition Parking Corp. is now paying back some of the money borrowed - last week they sent the City $32,000 and National-Braemar $60,000, feeling they would be fully paid in about 5 years.

4. Communications

Letters received from Civic Center were reviewed. Operator is still under 90 day notification. Member Short suggested that instead of inspecting other garages, they clean their stairways which are dirty and smell of urine. Mr. Newman informed the washroom facilities for the garage are the washroom facilities for Civic Center. Consequently stairways must be kept open, which part of the problem. He said Civic Center Board will probably file a lawsuit if the contract is terminated.

5. General Manager's Report

For update and discussion only of Yerba Buena School site, Mr. Scott Shoaf, Traffic Engineer, and Mr. Larry Jacobson of SFUSD were present. Proposals have changed weekly at meetings with SFUSD, City Planning, Traffic Engineers and motel developer. We have $20,000 supplemental for plans, specs and feasibility if property had been leased to us. SFUSD feels it is in their best interest to lease property to motel developer and would realize more needed revenue than from a parking facility. Compromise attempts are in progress.

Scott Shoaf reported on their in-depth survey, recommending that a 80-120 two level structure might be appropriate at this time, built to accommodate additional parking if and when needed. Member Short felt survey was not conclusive since Marina is a very congested area, and there is no other space available for parking.

Larry Jacobson, Property Manager for SFUSD, stated they are anxious to go ahead with motel on that site. Developer, Mr. Dreyfuss, has been stalled in his plan because of voiciferous interest from neighbors and commercial people who want parking. Numerous plans have been presented, but none to the Board of Education. SFUSD has again extended developer's option to May 25 with letter of credit.

Mr. Short stated strong public opinion wants parking; another motel would require zone change. Mr. Jacobson was not prepared to say whether we could have parking on an interim basis for six months while Pierce Street lot is under construction.

Cal Trans will hold site at 4th & Harrison for Parking Authority until we know when we will be able to use it.

Transfer of money from Barnes to Compleat Builders re Mission-Bartlett construction has been completed. Contoller will hold $250,000 supplemental appropriation as surety against any Barnes lawsuit.

Transpacific Engineering contract is signed and will go to Civil Service and Purchaser for approval. Problems with easements on properties adjoining Mission-Bartlett have been solved, except for one parcel which should be solved in next few days.

Merrill's operation is almost ready to start, at which time we have to discuss nighttime use and hiring of security guard.

Meetings with Dean Macris and others re possibility of expanding Ellis-O'Farrell. Plans still in embryonic stage and not ready for discussion.

Marina addition has begun. Construction by Bureau of Architecture and money has been transferred to them.

Met with 5th & Mission Board re shops on Mission Street at cost of $1.5 million. Corporation transferred $1 million to General Fund last year; has no funds. Will explore possibility of funding on ongoing basis or from Off-Street Parking Fund.

Pilings are in and ready for capping at Moscone. March 1984 target date seems realistic. However, still have problem on mall. Meeting tomorrow with DPW on requests from P T & T and other property owners.

Mark Kertz indicates disposition of air rights at 16th & Hoff nearly settled. $15,000 from Neighborhood Parking Fund for initial studies could have been made to Mayor's Economic Development Office, but they don't want it handled that way. Therefore we will need supplemental appropriation of $40,000 - $35,000 for complete plans and specs, and $5,000 for testing.

Have been offered number of pieces of property, which are being check by Real Estate Department: North Beach, Van Ness Avenue, the Mission and O'Farrell Street. Chairman has been asking all neighborhood groups to contact us if they know of any possible sites.

Confident Performing Arts Garage will open to public May 1. Operator has ordered equipment; has gotten in his financial statement; all papers have been signed.

Fillmore side of Japan Center will open about June 1. Fillmore merchants are very happy and would like us to attend.

Sutter-Stockton expansion plans moving ahead. Had EIR request to close off left hand turn on Stockton Street. Can solve on temporary basis by putting holes down center line and inserting stanchions during the day.

Meeting first of next week with Civic Center.

Contract for survey on Mt. Zion has been worked out; should start almost immediately. Supervisor Molinari has requested response on survey.

15. Introduction of David Reese of Merrill's, recommended for Board of Directors - Fifth & Mission

Mr. Reese has business at 4th & Market: Merrill's. Will not replace Arnold Michaels, but fill vacancy on Board. After interview, members unanimously approved appointment to Fifth & Mission Board of Directors.

6. Report of Legal Counsel - Absent due to illness.

7. Resolution 875 - Approve Payment of $1,675.56 to Reimburse Conrad Associates for Printing Costs of Bid Documents - Mission-Bartlett

Adopted by following vote: Ayes: Members Magnin, Short, Ergina, Louie, Muschi

8. Resolution 876 - Opinion of City Attorney to Controller - Mission-Bartlett

Put over to May meeting.

9. Resolution 879 - Requisition 83-6 - Approval of Items for Payment by Trustee, Crocker National Bank, for $318,388.18 - Moscone Center Garage
Adopted by following vote: Ayes: Members Magnin, Short, Ergina, Louie, Muschi

10. Resolution 881 - Approving Progress Payment No. 20 to United Engineers, Inc. in the amount of $218,379.03 - Performing Arts Garage
Adopted by following vote: Ayes: Members Magnin, Short, Ergina, Louie, Muschi

11. Resolution 882 - Supplemental Appropriation from the Off-Street Parking Fund for $10,000 Work Order Services of Real Estate Department
Adopted by following vote: Ayes: Members Magnin, Short, Ergina, Louie, Muschi

12. Resolution 885 - Adjusting Public Parking Rates and Charges at Japan Center Public Parking Facility
Adopted by following vote: Ayes: Members Magnin, Short, Ergina, Louie, Muschi

13. Request dated March 29, 1983 from Ellis-O'Farrell Parking Corp. for permission to Expend $97,916.20 for Secom Automated Parking Ticket Equipment
Unanimously approved.

14. Request dated March 29, 1983 from Ellis-O'Farrell Parking Corp. re vertical expansion of facility by adding one and a half floors to add 207 spaces, estimated by Tudor Engineering at $2,100,000 - For Discussion

Corporation is in process of selecting financial consultant. Design would continue existing method of semi-attendant parking. Have Tudor's complete study for converting, tearing down and expanding. To tear down and replace with new 900/1000 space facility would cost $10 million. Would be on contingency basis if bonds sold. If bonds not sold, project will be abandoned and corporation would be responsible to consultant for services they have provided. Maximum of $40,000 would be contingency fee unless project is terminated. Matter put over to next meeting.

16. Unfinished Business

Resolution 883 - Approving Progress Payment No. 1 to Compleat Builders, Ltd. in the amount of $136,115.98 - Mission-Bartlett
Adopted by following vote: Ayes: Members Magnin, Short, Ergina, Louie, Muschi

Change Orders: Moscone Center Garage for $52,791.84; Performing Arts Garage for $1,300 and $2,145. Unanimously approved.

Third Quarterly Report unanimously approved.

17. New Business

Member Short informed that Mr. Roumbanis moved to Sewer Department. Asked that General Manager find someone with traffic related experience who would stay to act as her assistant. Item is in the budget.

Mrs. Brady informed she will take two week vacation to Ireland May 14 to 28.

Chair Magnin wished to exercise three-way prerogative resulting from seniority, having been given honor of chairing this meeting and fact this is last of what was a very long association. His term expired October last year, but Mr. Short called Mayor and asked his term be extended until dedication of Performing Arts Garage, to which she acquiessed. Then something that really goes contra City law - something called collusion - began between Margaret Brady, Mrs. Elaine Magnin, Pat Short and many others. In their wisdom, or lack thereof, thought it would be nice to dedicate the

garage to Mr. Magnin. When this happened last Friday, he was totally surprised and at a loss for words. In his haste to thank some people, he neglected others - John Madden, Jim Cheng, Mr. Wong and many other City agencies with whom we've worked all these years. If he has omitted anyone it is an error of omission and not comission. He stated it has been a pleasant 21 years; most often happy; seldom frustrating, although there have been a few frustrations. He was deeply honored last Friday and it is said that when someone pays you a compliment, the appropriate response is "thank you". He thanked everyone and adjourned the 458th meeting of the Parking Authority at 2:15 PM.

Mrs. Brady thanked Mr. Magnin for saying it was collusion between herself and Mrs. Magnin. The idea of the dedication to Mr. Magnin came from Mr. Short and the other members of this Commission. They really wanted to change the name to the Donald Magnin Garage but it was not possible since it was already in the specifications and in the concrete.

Mr. Magnin added that he had written to Pat Short that he was a very thoughtful and caring man - he is that; the Authority is in good hands. He wished everyone the very best in years to come.

Respectfully submitted,

Margaret L. Brady
General Manager

COPIES OF THE ABOVE MENTIONED DOCUMENTS ON

FILE IN OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
459th Regular Meeting
Parking Authority

Thursday, June 16, 1983
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call
2. Adoption of Minutes - Special Meeting May 12, 1983
3. Commissioners' Questions and Matters
4. Director's Report
5. Report of Legal Counsel
6. Supplemental Appropriation - Performing Arts Garage Signing, Graphics, Commercial Shells, Landscaping
7. Approval for Director to negotiate with San Francisco Unified School District per Yerba Buena School site based on Traffic Engineers' report
8. Sutter-Stockton Garage - Approve additional funds for Bush Street entrance
9. Resolution 894 - Requisition 83-8 - Approval of Items for Payment by Crocker National Bank, Trustee - Moscone Center Garage
10. Resolution 895 - Progress Payment #22 to United Engineers - Performing Arts Garage
11. Resolution 896 - Progress Payment #4 to Laura Hogan Designs - Performing Arts Garage
12. Resolution 897 - Progress Payment #3 to Compleat Builders, Ltd. - Mission-Bartlett
13. Approval 1983/84 Budget - Golden Gateway Garage
14. Approval 1983/84 Budget - Ellis-O'Farrell Garage
15. Unfinished Business
16. New Business
17. Public Discussion of Agenda Matters
18. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, June 16, 1983
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, St. Mary's Square Garage, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
R. Brit, California Parking, SF
S.E. Onorato, Portsmouth Square Garage, SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Myles Brenner, City Attorney's Office, 214 Van Ness Avenue., SF
James Cheng, DPW, City Hall, SF
George Jeong, Transpacific Engineers, Inc.

ABSENT Mr. Donald Magnin

Meeting called to order at 2:10 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes

Minutes of special meeting of May 12, 1983 adopted as presented. However, by letter dated June 13, 1983 from Paul Newman, minutes of April 21, 1983 stand corrected as follows: Last sentence, item 4: Mr. Newman stated that the Board of Civic Plaza Parking Corporation is concerned that a lawsuit will be filed against the corporation by the operator if the contract is terminated.

3. Commissioners' Questions and Matters

Chairman advised he had attended Mayor's meeting in which she reinformed of policy that if there is a sensitive issue before a commission, she wants to be advised. Members are not to represent their own commission on other commissions without a prior vote so approving. If a commissioner is on the losing side of a vote, he is not to go to the press. Policy of a commission is set by the commissioners and is to be followed by the director of the department, and the Mayor must be informed if there are any problems.

4. Director's Report

Could not report on Performing Arts Garage because City Attorney, Mr. Jim Cheng, the contractor and the contractor's attorney met yesterday. Mr. Cheng will speak with the contractor again this afternoon and hopes to have agreement worked out by Monday. Possibly adjourn this meeting for discussion of legal matters involved. At outside will be another 20 days before garage can be opened. Have full budget and a request to go to the Board. Will have to ask for supplemental appropriation for graphics, signing, shops and landscaping, none of which were in the original contract.

Ellis-O'Farrell plans seem to be stymied and attempting to work out something.

Yerba Buena School site appears to be resolved.

Income from Laguna Honda lot has been $1300 to $1800 a month. Alarm is on order Chair asked that Mayor be informed.

5. Report of Legal Counsel

Has been working on agreement to sell air rights at 16th & Hoff lot. Should have final draft today. Yesterday Board approved $40,000 supplemental contingent upon all approvals, so that we will not be held up because we did not have prior approvals.

6. Resolution 899 - Supplemental Appropriation for $429,500 from the Off-Street Parking Fund for Various Requirements to Finally Complete the Performing Arts Garage

Chair felt this amount was very excessive and after lengthy discussion this resolution was continued at the call of the Chair. A special meeting will be held Wednesday, June 29. Member Ergina and Chair agreed we should have a complete breakdown, stating that material is more expensive than labor. Porcelain enamel signs are extremely durable, but expensive. Mr. Richard Guynn stated that the signing at Sutter-Stockton was done by the same person. When the signs are struck by an auto they hold up very well and usually need only some touching up. Their old signs shattered very easily, but this type of plastic can really withstand a lot of battering. Chair asked that Laura Hogan be present at the special meeting.

7. Approval for Director to Negotiate with San Francisco Unified School District per Yerba Buena School Site Based on Traffic Engineers' Report

Director reported that SFUSD has permitted option to hotel operator to lapse. School District personnel have been instructed to meet with Director and Parking Authority board to consider lease. Preliminary plans indicate we can build 190 stall facility at $10,000 square foot with commercial space on Lombard Street that would net, after expenses, approximately $180,000 annually to the School District. Permission was unanimously granted.

8. Sutter-Stockton Garage - Approve Additional Funds for Bush Street Entrance

Unanimously approved.

9. Resolution 894 - Requisition 83-8 - Approval of Items Amounting to $301,352.55 for Payment by Crocker National Bank, Trustee - Moscone Garage

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi

10. Resolution 895 - Progress Payment #22 to United Engineers - Performing Arts Garage
No payment this month - resolution cancelled.

11. Resolution 896 - Progress Payment #4 to Laura Hogan Designs - Performing Arts Garage
No billing - resolution cancelled.

12. Resolution 897 - Progress Payment #3 in the amount of $255,770.33 to Compleat Builders, Ltd. - Mission-Bartlett
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi

13. Approval 1983/84 Budget - Golden Gateway Garage
14. Approval 1983/84 Budget - Ellis-O'Farrell Garage

Members felt that number of positions and amounts for administrative salaries and garage salaries were very excessive. This item was continued at the call of the chair and will be heard at the June 29 special meeting or at the next regular meeting. Chair asked that a representative of Pansini Corporation be present to explain the duties of 5 employees. These budgets will also be compared to budgets for similar facilities.

15. Unfinished Business
Request for Authorization to Proceed with Improvements to Four Restrooms at Ellis-O'Farrell Garage
Unanimously approved.

Resolution 898 - Requesting Permission to Put Maintenance of 22 City-Owned Parking Lots Out to Public Bid
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi

Chair pointed out that he was still very displeased with this matter and again requested last year's letter from Controller's office.

Resolution 900 - Approving Payment of $5,805 to Tudor Engineering Company for Professional Services re Performing Arts Garage
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi

16. New Business
Approval 1983/84 Budget - Sutter-Stockton Garage

Since members had not had opportunity to study this matter, it was continued at the call of the Chair to the special meeting of June 29.

Chair informed that Mayor has requested that MBO be very closely followed to run according to Federal guidelines. Mayor has asked that commissioners be very aware.

Mr. Paul Newman reported that Mr. Paul Louie, President of Portsmouth Plaza Parking Corporation, passed away quite suddenly last Sunday and a meeting is being set for probably about 15 days from now to elect a successor.

17. Public Discussion of Agenda Matters

Chair asked that we get a report on the police officer who was assigned to monitor the parking meter jamming.

He also asked that we find out where the legislation regarding the $4 per day charge for capped meters has gotten.

18. Adjournment

Meeting adjourned at 3:20 PM.

Respectfully submitted,

Margaret L. Brady
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
460th Regular Meeting
Parking Authority

Thursday, July 21, 1983
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting June 16, 1983
   Special Meeting June 29, 1983
   Special Meeting July 11, 1983 (Recessed)
   Specail Meeting July 12, 1983 (Reconvened)

3. Commissioners' Questions and Matters

4. Director's Report
   Status of Performing Arts Garage
   State of Yerba Buena Site
   State of 1983/84 Budget

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5. Report of Legal Counsel

6. Approval to retain Crocker Bank as escrow holder of securities to be posted by R.G. Fisher Constructors in lieu of money retentions presently held by Crocker Bank as Trustee

7. Resolution 895 - Approving Payments of $6,435 and $1,212.51 to Conrad Associate for Professional Services Rendered re Moscone Center Garage

8. Resolution 896 - Approving Payment of $7,025.25 to Conrad Associates for Profes sional Services Rendered re Mission-Bartlett Parking Plaza

9. Resolution 901 - Progress Payment #4 to Compleat Builders, Ltd. - Mission-Bartlett

10. Resolution 903 - Requisition 83-9 - Approval of Items for Payment by Crocker National Bank, Trustee - Moscone Center Garage

11. Resolution 904 - Progress Payment #5 to Laura Hogan Designs - Performing Arts Garage

12. Approval 1983/84 Budget - Fifth & Mission Garage

13. Approval 1983/84 Budget - Portsmouth Square Garage

14. Report of Donald Magnin re Golden Gateway, Ellis-O'Farrell and Sutter-Stockton Garages on Breakdown of Legal/Audit Fees for 1982/83

15. Unfinished Business

16. New Business

17. Public Discussion of Agenda Matters

18. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #460

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Thursday, July 21, 1983
2:00 PM
Conference Room. Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin

Authority Staff: Mr. Ray King, Acting Director
James Cheng, DPW, Bureau of Engineering, City Hall
George Wong, Deputy City Attorney, 214 Van Ness Ave., SF
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, Portsmouth Square Garage, SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Dick Dole, Ellis-O'Farrell/Japan Center Garages, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Ben Farlatti, St. Mary's Square Garage, SF
Roy Jeske, System Parking, SF
James Hornback, System Parking, SF
George Jeong, Project Engineer, Mission-Bartlett, SF
Richard Stein, Allied Auto Parks, SF
John Madden, Controller's Office, City Hall, SF

ABSENT Mr. Achille Muschi

Meeting called to order at 2:05 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of June 16, 1983 and special meetings of June 29, July 11 (recessed) and July 12, 1983 (reconvened) adopted as presented.

Chair requested that items 3, 4 and 5 be put over to the end of the meeting.

6. Resolution 907 - Approving the Use of Crocker National Bank as Escrow Holder of Securities to be Posted by R.G. Fisher Constructors, Inc. in Lieu of Money Retentions re Moscone Center Parking Structure

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Mr. George Wong stated there is presently $128,000 in retention that we are holding. He is drafting an agreement between the Parking Authority and the contractor to hire Crocker Bank as trustee. Mr. Wong asked approval to release the $128,000 once the contractor posts CD's. Unanimously approved.

7. Resolution 895 - Approving Payments of $6,435 and $1,212.51 to Conrad Associates for Professional Services Rendered re Moscone Center Garage
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

8. Resolution 896 - Approving Payment of $7,025.25 to Conrad Associates for Professional Services Rendered re Mission-Bartlett Parking Plaza
Invoice from Conrad Associates was found to be incorrect. Resolution put over to the next regular meeting.

9. Resolution 901 - Progress Payment #4 to Compleat Builders, Ltd. - Mission-Bartlett Parking Plaza
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

10. Resolution 903 - Requisition 83-9 - Approval of Items Totalling $245,755.71 for Payment by Crocker National Bank, Trustee - Moscone Center Gar.
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

11. Resolution 904 - Progress Payment #5 for $1,619.54 to Laura Hogan Designs - Performing Arts Garage
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

12. Approval 1983/84 Budget - Fifth & Mission Garage
Unanimously approved.

Chair stated he felt next year we would be going back to "tough times" and the Mayor will be "tapping" garages for money much harder than in previous years. He would like to see expansion plans drawn up now and the funds earmarked for that expansion. He asked that legal counsel find out if money could be loaned to other garages, like Ellis-O'Farrell, for their immediate construction and then be returned.

13. Approval of 1983/84 Budget - Portsmouth Square Garage
Unanimously approved.

14. Report of Donald Magnin re Golden Gateway, Ellis-O'Farrell and Sutter-Stockton Garages on Breakdown of Legal/Audit Fees for 1982/83
There was no report from Golden Gateway. The actual accounting fees for Sutter-Stockton for the current fiscal year were $3,900; they had budgeted $5,200. Mr. Guynn stated the 33% increase was because in the past the Controller's office made periodic audits. This has now been shifted to Sutter-Stockton's CPA firm, Hood & Strong. Their actual legal fees this year were $21,279; they had budgeted $25,000.

The actual accounting fees at Sutter-Stockton for the current fiscal year were $3,900; Ellis-O'Farrell $12,923 for two items, a computer prepared payroll charge from Pansini Corp. of $1,708 and invoices from accountants, Pennell, Kern, Foster totalling $11,225. Chair pointed out discrepancy where $1,000 per month is paid in

one place and $375 in another. Member Magnin stated that within that roughly $11,000 accounting charge, there is a $350 monthly charge for services rendered during the month including compilation of financial statement for City & County of San Francisco Also charge for examination of financial statement and preparation of corporate income tax returns of $7,000 for the year. Mr. Guynn informed corporate tax returns and fiscal audit is the $3,900 invoice from Hood & Strong. Monthly statements, etc. are done by Mr. Guynn, who carries a complete accounting ledger which is audited annually by Hood & Strong.

Mr. Dole stated Ellis-O'Farrell does not have a paid officer to perform functions such as Mr. Guynn performs. Ellis-O'Farrell has a garage manager, where Sutter Stockton has Mr. Guynn in addition to a garage manager and if comparisons are to be run, Mr. Guynn's functions should be taken into account. Audit charges at Ellis-O'Farrell include preparation of an unaudited monthly report that goes to all Board members. Mr. Dole advised that legal fees for the year were $28,792.

Member Magnin completed the comparison, stating the combination of legal and accounting was $41,000 actual expenditure for the current year. They had requested $50,000. Mr. Dole stated this is probably a round figure and that it would not be any higher this year.

Member Magnin stated the Sutter-Stockton requested budget for the forthcoming year is $30,000 as a combination of accounting and legal. Ellis-O'Farrell budget request is $50,000. Golden Gateway request is $18,000, stating we have their budget request but don't have the actual cost for this year.

Chair recommended that Ellis-O'Farrell contact Hood & Strong. He also requested a breakdown to show why their budget is so much higher. He stated the law firm billed for 82 hours, 15 minutes and charged $82,224.99. Chair thanked Member Magnin for the work he put into giving this report, again stating this would probably be his last meeting and that the Parking Authority owes him a great debt.

15. New Business

Resolution 905 - Supplemental Appropriation for $216,000 from the Off-Street Parking Fund for Design and Construction of Commercial Store Space at Performing Arts Garage

Put over to next regular meeting.

Resolution 906 - Approving Payment of $20,520 to Transpacific Engineers - Mission-Bartlett Parking Plaza

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Approval Authorizing Ray King to Sign Controller's Documents

Unanimously approved.

4. Director's Report

Status of Performing Arts Garage

Mr. Ray King reported that the garage will be opened August 1. At this point the electrical work and plumbing are complete; elevators have been cleaned up. Tomorrow the adjustors will be on the site. On August 1, whether the elevators are ready or not, the garage will open by opening the basement, first and second floors if we do not have an operating permit by the first. Section 34 of the lease gives

right to amend, and in fairness to low bidder who had anticipated he would be in there before now, should have some equitable adjustment. Talked to Allied about possibility of two amendments, one to provide for less than 24-hour opening during month of August and providing two months extension of lease. Mr. King asked Authority to authorize him to sign such amendments when they have been approved in writing Unanimously approved. Chair would rather see extension at beginning of contract rather than the end.

Mr. King informed that Mayor's office removed landscaping and art enrichment from supplemental appropriation (resolution 899) on grounds that art enrichment is under control of Art Commission and up to them to make proposal. The $12,000 for landscaping has been removed on grounds the landscaping will be in same area as art enrichment and this supplemental should come forth at the same time. Therefore, our supplemental will go to the Board on basis of signing only in the amount of $150,000 Regarding a Bufano statue, Mr. King stated we must realize the Charter vests in the Art Commission final decision on art enrichment.

Mr. King advised Section 6.30 of Administrative Code authorizes declaration of emergency in order to proceed with items that come under several general classes in the Administrative Code. At this point there is no contractor at Performing Arts Garage and we have electrical, plumbing and "punch list" of items remaining to be done by contractor. In order to accomplish these items, Code provides that this Authority can declare an emergency, which we then submit to Board of Supervisors. It is the only way we can then authorize that work be done. Asked approval of $70,000 in emergency work required. Total amount for contractors and DPW on "punch list" total $57,000 at this point, remembering that we will attempt to recover that money from retention funds or from bonding company. Supplemental appropriation in the amount of $70,000 was unanimously approved.

John Madden explained this is a procedural matter requiring that an emergency situation exists, not necessarily asking for money. When amount of emergency situation is known, we go back to the Board and ask for validation of that specific amount. What is being asked now is within the funds legally available, declare an emergency which cuts some red tape surrounding calling for bids, entering into contracts, advertising, etc. to get the garage finished and open. This does not require additional appropriation of funds, but will use funds that are already in account for the garage.

Mr. King stated that, having arrived at emergency situation, he is now asking for permission to sign contracts with remaining subs who are no longer under contract to Mr. Yee because there no longer is contract with him. Amounts of contracts for remaining work are not to exceed the balance that was already contracted for. Also to authorize DPW to do the punch list work which will total $15,000. All in favor.

James Cheng stated that there is $9,500 estimated work not normally included in the contract with United Engineers. Change orders will be issued for this actual work - protection around fire hose cabinets, floor drains to take care of some water problems, and other last minute details. All in favor.

Chair stated it has been told to this commission that commercial space was never included in original plans and estimates. Mr. King now informs that it was. Stated there was no commercial intended when the garage plans were drawn up under the Sponsors of the Performing Arts Garage. When the construction was turned over

to the Parking Authority, in the original sale of the land from Redevelopment, a statement was included that to the best of our ability commercial will be included Research will have to be done of the Planning Commission's decision. Since 1977, when no one would have suggested commercial in that area, Davies Hall does make commercial desirable. The decision was to go ahead but was not included in the design. Commercial was raised by Redevelopment in 1980 in land transfer to Parking Authority. At this time no decision by this Authority to include commercial has been found. Member Magnin stated he did not recall the subject of commercial ever having come before this Authority. However, since this goes back a number of years he might be wrong and the minutes should reflect something.

Chair stated he had learned that DPW will be given 42 parking spaces in the basement. He felt that since we are paying DPW for this work, they should be charge for the parking stalls. Mr. King stated in the final EIR of the Planning Commissior in 1977, it is stated that 40 stalls will be occupied by DPW in the basement during daytime, weekday working hours. Those 40 spaces were taken away from DPW at the tir the Commerce High School lot was taken over by the Sponsors to build Davies Hall. Prior to that time there was an agreement that in losing those spaces, DPW would be given spaces at PAG. We will continue to search past minutes to find specific agreement by the Authority.

Chair asked legal counsel if there was no signed agreement by members of this body, is the DPW agreement binding on us? Mr. Wong stated that there may be some problems; he tended to think it would not be binding unless there was a vote taken by this Board. Member Magnin stated this Authority did not become involved until we got the Mayor's acquiescence to use cash funds. The Land Disposition Agreement was signed June 13, 1980. Chair stated he had no opposition to giving DPW the 40 stall but felt they should pay for them or do a trade-off for services.

Status of Yerba Buena Site

Mr. King stated a negotiating session was held in which the school district tool the position that the Parking Authority lease the land for 30 years; the Parking Authority took the position that we wanted to buy the land, since in leasing we would be paying for the land almost three times over and at the end of the period they would have our building. An alternate suggestion was a joint venture, the lanc being given by the school district and the building by the Parking Authority; and, after expenses, split whatever was left. Details of the split were not worked out but Mr. King feels it should be on a pro-rata basis, whatever the value of the land and whatever the building costs.

Status 1983/84 Budget

Because 8 votes are needed, the budget was put over to August 1. Our portion of th budget includes an additional position and includes everything in our budget except a reduction in salary for the additional position, a reduction of $14,000 in light, heat and power at Mission-Bartlett, and a reduction of 20% across the board in our supply budget. The Parking Authority budget is relatively intact.

Status of Marina Construction

Jim Cheng reported that the work is progressing and scheduled to be completed before the holidays. There is a change order that will require 4 working days extension.

Chair returned to resolution 905 - Mr. King informed that there will be approximately 1,800 square feet for commercial on side between Kimball's and opening of the garage, and approximately 1,200 square feet between opening of garage and end of building on Gough Street.

Mr. Wortman apologized for coming a little unprepared due to absence of his staff. He has spoken to architect and a developer who have done a great deal of major retail development in SF. This street is one that they feel would take some doing to attract top demand. Mr. Wortman stated he does not personally have enough knowledge, other than the square footage, on the question of ventilation. We need to know more about the potential cost of the site to make a bona fide recommendation. He felt $30,000 sounded like a lot of money for planning. To simply do the planning of what could be done and the estimated costs might be enough to start leasing procedures and possibly call for bid. The other opinion was, because of the nature of the location, a great deal of help would have to be given the typical tenant coming in - credit for rent or advance - to attract sufficient number of bidders. He would feel more comfortable going back to these two people he considers experts with more information.

Chair stated that roughly speaking we are talking about 3,000 square feet and spending about $70 a square foot to build a shell within a building that's already built, and finds this very expensive. Mr. Wortman informed that estimates for a new building are $160 square foot. He said that Chair's estimate of $1 per square foot for rental was a conservative estimate.

Chair asked if possible to lease out as is and let people coming in do the work Perhaps they could get a variance for the floor. Mr. Wortman felt the answers needed more study, but that a substantial sum would have to be advanced to attract competitive bidding, which money would have to be weighed against a feasibility study. Dr Ergina observed that a couple of weeks ago a survey was made on how much a square foot it takes and there was an area of $81 to $128 in the Mission area.

Chair asked if we have anyone in the field actually looking for mini lots. Mr. Wortman stated that to his knowledge they have not been asked to go into specific areas looking for parking facilities, but they do respond to requests from our staff on specifics. Chair stated that at the last meeting Member Muschi informed there was a lot for sale on Green Street and as at this meeting we haven't heard from the Real Estate Department. He asked if there was any way to improve on this. Mr. Wortman replied that they serve about 32 departments, each looking at his own request as the most important in their opinion. When someone is sent to check the feasibility of a project, they take photographs, check public records and any other information on the immediate area and try to ascertain the fair market value of the property. To ask someone if it is for sale and would they sell it, is only one step Before they go to an owner they want to have a pretty good idea of what is the fair market value, and that takes time.

Chair stated that last year this Board said we should start looking in the South of Market area, figuring to buy land and not build for a few years, asking the Real Estate Department to give us some recommendations and possibly putting a work order in for extra time so they can actively help us expand. Mr. Wortman promised that they will give this as high a priority as possible and they welcome that kind of assignment. Chair thanked Mr. Wortman for appearing since he is a busy man, stating that our department and theirs seem to have an excellent relationship. Chair asked that Mr. King inform the Mayor of the difficulty we're running into.

Mr. King reported that legislation charging $4 per day for capped meters is being redrafted and is in hands of SFPD for approval. The officer assigned to help stop meter jamming has been spending his time on meters that have been broken into. From Market to Mission and Fifth to Beale Streets there has been a rash of manual meters broken into. Someone has a key to upper section and is stripping it.

Mr. King also reported on resolution under Prop. J requesting Board to approve certification of Controller that lot maintenance can be done at less expense by private industry. He had meeting with DPW; found they had never been given type of schedule given when we asked for estimates. A form was developed; they will submit each time they go to a lot indicating anything that needs more than routine maintenance. Pending before Board of Supervisors a prevailing wage ordinance requiring any one doing business with City to pay prevailing wage to employees, which raises questions whether Controller's certification would have to be re-examined and additional estimates put out. There have also been inquiries from labor unions indicating they might oppose resolution. Mr. King suggested resolution be tabled and continue with DPW another year. Chair stated this board had been informed DPW was charging 106% overhead. Now he's told it's 53%. Feels that what this board is told and what facts are, are two different things. Would take Mr. King's recommendation and give DPW another six months.

Chair stated he would like to take 3 minutes and letter of his remarks sent to other two commissioners. Feels that direction of this commission needs changes. He has basically 4 meetings left. We have no direction where we're going with parking. We need a 5-year plan to develop where we're going. Questions arise and months go by before we get an answer; meetings are too far apart. Moved that we hold two meetings in August, September and October to develop 5-year plan with stated goals of maintaining parking in SF. Feels starting next year, Planning Commission give us right of first refusal on any lots being sold. They don't need EIR; they're not displacing housing; we're losing parking, which is an emotional issue; we must maintain parking we have. Went for 7 years and didn't open a parking space in SF. Doesn't believe we could ask any more of Chairman at that time - he had no help whatsoever. Would like to see commitment we can take to Board of Supervisors - maybe find some way to use monies tied up in non-profit garages to look at other sites in downtown area and develop satelite garage; possibly put monthly parking at White House garage. Dr. Ergina felt by-laws call for one meeting a month.

Asked that letter be sent to Mayor thanking her for appointing Mr. King for an interim period - he has done an excellent job. This board owes him a vote of thanks. We have indicated a second position is needed. Mayor asked that she be consulted. We have asked her to hasten appointment.

Chair stated he asked that parking meters be installed around Performing Arts Garage. Also asked for two-hour meters in lots. Mr. King stated we can request ordinance to change authority from Board to Parking Authority on off-street lots.

17. Public Discussion of Agenda Matters

Mr. Richard Stein had asked about possibility of not allowing parking on Grove to prevent traffic congestion during performances. Traffic Engineers are very unsure what really needs to be done - prefer to have one major event before they recommend change - want to look at red zone and possibility of left turn lane.

18. Adjournment

Meeting adjourned at 3:55 PM after thanking Mr. Magnin for staying on.

Respectfully submitted,

Ray King, Acting Director

COPIES OF ABOVE MENTIONED DOCUMENTS
ON FILE IN OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
461st Regular Meeting
Parking Authority

Thursday, August 18, 1983
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call
2. Adoption of Minutes - Regular Meeting July 21, 1983
3. Commissioners' Questions and Matters
4. Communications
   Opinion of City Attorney dated July 19, 1983 re authority over parking meter rates
5. Acting Director's Report
   Report on Performing Arts Garage
   Report on Yerba Buena School Site
   Report on 16th & Hoff
6. Report of Legal Counsel
7. Resolution 896 - Approving Payment to Conrad Associates for Professional Services Rendered re Mission-Bartlett Parking Plaza (Put over from July meeting)
8. Resolution 908 - Commendation of Mark Kertz, Deputy City Attorney
9. Resolution 909 - Progress Payment #5 to Compleat Builders, Ltd. - Mission-Bartlett Parking Plaza
10. Resolution 910 - Requisition 83-10 - Approval of Items for Payment by Crocker National Bank, Trustee - Moscone Center Garage
11. Resolution 911 - Approving Payment to Transpacific Engineers - Mission-Bartlett
12. Resolution 912 - Progress Payment #6 to Laura Hogan Design - Performing Arts Garage
13. Report from Wallace Wortman, Director of Property, re Findings 1776 Green St.
14. Report from Wallace Wortman, Director of Property, re 8th and Clement
15. Unfinished Business
16. New Business
17. Public Discussion of Agenda Matters
18. Executive Session
19. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #461

18/83 Thursday, August 18, 1983
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin

Authority Staff: Ray King, Acting Director
George Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Dick Dole, Ellis-O'Farrell/Japan Center, 100 Pine St., SF
Ben Farlatti, St. Mary's Square Garage, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
John Madden, Controller's Office, City Hall, SF
Jim Cheng, DPW Bureau of Engineering, City Hall, SF
George Woo, Project Manager, Mission-Bartlett

ABSENT Margaret L. Brady, Director
Achille H. Muschi

Meeting called to order at 2:05 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting held July 21, 1983 adopted as presented.

3. Commissioners' Questions and Matters
Chair said it had been brought to his attention that rental was not paid for four months to the School District for Laguna Honda lot, and asked the reason for this. Mr. King informed that arrangement for payment had not been taken care of, but that it is now current.

Chair also asked about "early bird" parking at Performing Arts Garage and asked if there was anything Commission could do to help garage along. Mr. King said he had sent letter to Stein pointing out "early bird" is not in the lease and if there was a formal complaint it would have to come down. Mayor has received a letter asking for her support in establishing monthly parking, particularly in light of the fact that the middle of next month 180 stalls across the street will be gone because of the new State building. Chair asked if it would help to install meters around a two-block area. Mr. King advised a red zone has also been requested to facilitate parking at night. Since one is contrary to the other, it probably should be looked

at after Symphony starts in September.

Chair said that since Mr. King came from Mayor's office, he has inspected all the lots and found debris boxes; one that had been at a lot for three years. He also found one at 18th & Collingwood and two others at 20th & Irving. As far as we know, all have been removed. Chair found it incomprehensible that we could allow a debris box to stay in a lot for three years, stating that basically we had no on-sight inspections for three years and have had loss of revenue from the spots where the debris boxes were placed. Mr. King advised that DPW will now turn in a report on any lot that has anything that needs to be removed or has any kind of problem.

Member Ergina reported he had a meeting with Ann Thierry, President of Mission Merchants, who said that the greatest problem in the Mission is parking and asked if Mission-Bartlett will be open for Thanksgiving. Mr. Jeong said that, weather permitting, they would. Chair asked letter be written to Mission Merchants. Ms. Thierry asked about two lots behind Bruno's now used for private parking. Mr. King will look at them, but members were not enthusiastic since it was so close to Mission-Bartlett and 16th & Hoff facilities.

4. Communications

Opinion of City Attorney dated July 19 re authority over parking meter rates

Mr. King said obviously any change must go to Board of Supervisors, but at some time in future Authority might think out question of what we intend off-street lots to accomplish apart from simply providing a place to park. Chair stated Polk Stree would like to go to two hours, asking for resolution to the Board requesting two-hour parking on the lots. Also asked for an addendum that Authority is empowered t negotiate with the local merchants, taking into consideration their needs and wants

5. Acting Director's Report

Performing Arts Garage

Mr. King reported we have operating permit for elevators and they are working. Still some minor changes to be done to satisfy State in terms of operating permit. Normal procedure is to grant permit and give 30 days. "Early bird" rate has increased very minimal number of people using garage. If Mayor agrees to monthly parking, we should meet with Mr. Newman regarding Civic Center to see if rate structure may be a little high for this area. Since the two garages are in close proximity they should not compete with one another. Art enrichment program is on Art Commission agenda and we will submit supplemental for landscape design to accompany it. Mr. Cheng informed drawings for security had been submitted and returned; it is up to Mr. Stein's contractor to proceed with work. Chair requeste letter to him asking he begin immediately since there will be more of a security problem with Opera and Ballet. If work has not been done at that time, security should be increased.

Yerba Buena Site

School District has now offered site for sale and have given us a price. Mr. Wortman's department is doing appraisal of land. School District needs unanimous vote to sell and may have some problem with that.

16th and Hoff Streets

Mr. King asked for special meeting next week to deal with supplemental appropr ation. Adjacent to our lot is property owned by non-profit corporation who will p up housing. They will also put up housing on one portion of slab we will build. Funds for housing will come from State, who requires that construction begin befor

end of the year. A height variance is pending before Planning Commission; it has been put over to September 8. Therefore, we must go to Board of Supervisors for approval of sale of air rights. We will go to Board with supplemental next week. Hopefully, we will be able to preserve their housing funds.

6. Report of Legal Counsel - None

7. Resolution 896 - Approving Payment of $13,750 to Conrad Associates for Professional Services Rendered re Mission-Bartlett
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Chair requested letter be sent to Conrad Associates asking whose responsibility it was to check the plans to see that easements were acquired. Mr. King stated that should be in a formal request to the City Attorney. Mr. George Wong stated Conrad drew the plans and specs and it was their responsibility to inform us prior to bidding that Parking Authority should talk to property owners and get easements.

Resolution 913 - Approving Payment of $2,250 to Conrad Associates for Services Performed re Mission-Bartlett
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

8. Resolution 908 - Commendation of Mark Kertz, Deputy City Attorney
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

9. Resolution 909 - Approving Progress Payment No. 5 to Compleat Builders, Ltd. fo $242,409.60 - Mission-Bartlett
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

10. Resolution 910 - Requisition 83-10 - Approval of $332,471.70 for Payment by Crocker National Bank, Trustee - Moscone Center Garage
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

11. Resolution 911 - Approving Payment of $14,050 to Transpacific Engineers - Mission-Bartlett

12. Resolution 912 - Progress Payment #6 to Laura Hogan - Performing Arts Garage
Cancelled - No payment required.

13. Report from Wallace Wortman, Director of Property, re Findings 1776 Green St.
The garage is a non-conforming use immediately adjacent to a 14-story apartment building. It would be necessary to get a change from the Planning Commission. They don't believe it would be possible to go any higher than the existing garage, which is a basement, first floor and office space above. Since we are working on Yerba Buena which is in a much better location, don't feel this site would be advantageous Mr. Short felt monthly or daytime parking would help residents; asked Traffic Engineers to look at it.

14. Report from Wallace Wortman, Director of Property, re 8th and Clement
This is 27' x 100' lot adjacent to our 8th and Clement Parking lot. Mr. King felt if Parking Authority bought this property and tore down two flats on it, we

would have strong opposition. We are presently negotiating for the Lick Market lot between 6th and 7th Avenues on Clement, where we can add about 200 stalls by building up. Chair asked that owner be informed, thanking him for offer and advising it is policy of City not to tear down housing.

15. Unfinished Business

Chair had asked Ellis-O'Farrell to look into borrowing money from other non-profit corporations for expansion. Have letter from Mr. Dole to Paul Newman dated August 16, 1983.

Mr. Paul Newman informed that increased monthly parking at 5th & Mission was approved at Executive Committee meeting. Chair asked that idea of "three-in-a-car" be given cheaper parking. He also suggested looking into special rates for vanpools. He asked Mr. Madden to get a uniform budget reporting policy for next year for the garages, billing us for their time.

Chair stated that the amount of money spent for security has rapidly increased, requesting a report at the next meeting as to where security money is going; how many people; what hours and where they work. He said there are some gray areas he would like answered.

Mr. Short again requested we ask Real Estate Dept. to tear down the building on the lot at corner of Polk and McAllister, stating Parking Authority would pay for it.

16. New Business

Mr. Richard Guynn had a last minute request to expend $2,914.38, tax included, for 4 complete portable radio systems in order to improve customer security at Sutter Stockton. This was discussed and action will be taken at the special meeting.

Chair again thanked Mr. Maganin for staying on and also thanked Mr. Ray King for a job well done, congratulating him on the work he has done.

Chair stated that with respect to the position requested by Margaret Brady, the Mayor has indicated she wants to be a part of it. Member Magnin informed that, if it is not known by the Mayor, the Authority did have this position at one time. It was discontinued when there was a hiatus on construction of parking and the job became surplus. Mr. King informed that a copy of the old job description had been sent to Civil Service. Under State law this Authority is permitted three exempt positions, Secretary of the Authority, Confidential Secretary and Director. The Secretary to the Authority is not filled and Civil Service has indicated there are Secretaries to Authorities that are more than clerical positions and have agreed to and have submitted a job description based on information we supplied based on the change in thrust of the Authority. They are now prepared to present to John Walsh, General Manager, for approval, then to Civil Service Commission on September 16. One of the duties of the Assistant General Manager would be Secretary to the Authority which would bring it under the exempt position. A staff level job would meet the salary schedule in our budget, but would require approval of the Board of Supervisors to change from staff assistant position in our budget to Assistant Director.

Mr. King informed that Mrs. Brady will return on Monday with doctor's approval. He stated he will continue to come into the office for the next few weeks, stating he has enjoyed the opportunity of working with the Parking Authority.

Mr. King informed that at the Mayor's department head meeting on Monday, she instructed him to set up an all-day brainstorming session on parking in San Francisco

including the Chief of Police, Director of Planning, Bill Witte of Housing and Economic Development, Jeff Lee of DPW, Clair Pilcher and others. This meeting has been set for September 7 at 10:00 am.

Mr. King stated he mentioned to the Mayor that we will not have sufficient money to build Yerba Buena without recovering $1.3 million loaned to the CAO ten years ago without interest.

Member Ergina inquired as to the 40 spaces for DPW at the Performing Arts Garage and Mr. King advised that when Authority approved EIR they also approved the 40 spaces, which were originally agreed to by the Sponsors. Chair still felt they should be charged for the spaces or traded for lot cleaning since they charge for anything they do for us and requested City Attorney's opinion. Mr. King advised that the operator would have a valid claim. Mr. Short requested a letter from Mr. Stein stating he would waive any percentage. Mr. King has spoken to Mr. Stein about a different percentage rate if monthly parking becomes available.

Mr. King informed that we have first draft of Moscone lease and he strongly urged that Traffic Engineers do a study on the same rates as 5th & Mission charges to see if they estimate the income to be sufficient to pay the bonds. He is fearful of two garages, two blocks apart, both with bonds, having a different rate structure since that will shift traffic from one garage to the other. He recommended that we consult with Convention & Tourist Bureau to set up special rate structure for people working in Moscone Center in advance of and following conventions. Perhaps people puting on conventions could pay part of cost of parking for workers.

Chair asked for resolution allowing us to use "early bird" rates and allow us more variance with Moscone and Performing Arts Garages, so we do not have to go to Board for any small changes.

Regarding vanpools, Mr. Guynn advised that it had been found that some garages did not have clearance, some vans were too wide, others too long. Also they wanted $10 monthly rate. Chair suggested 90 day trial.

Ben Farlatti felt all parking in San Francisco should come under Parking Authority umbrella and good starting point would be to give them the authority, possibly renewable each year. Guests felt that legislation through Board is sometimes interminable. Mr. Guynn said they once asked for rate adjustment in August for the Christmas season. Rates were not approved until February. Chair asked each garage to write individual letter to Mayor.

17. Public Discussion of Agenda Matters - None

18. Executive Session
Meeting went into executive session at 3:35.

19. Adjournment
Meeting adjourned at 3:50 PM.

Respectfully submitted,

COPIES OF ABOVE MENTIONED DOCUMENTS ON FILE IN OFFICE OF PARKING AUTHORITY

Ray King
Acting Director

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
462nd Regular Meeting
Parking Authority

Thursday, September 15, 1983
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

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AGENDA

1. Roll Call
2. Adoption of Minutes - Regular Meeting August 18, 1983
   Special Meeting August 25, 1983
3. Presentation of Commendation to Mark Kertz, Deputy City Attorney
4. Commissioners' Questions and Matters
5. Acting Director's Report
6. Report of Legal Counsel
7. Resolution 905 - Supplemental Appropriation for $216,000 from the Off-Street Parking Fund for Design and Construction of Commercial Store Space at Performing Arts Garage
8. Resolution 918 - Amending Public Parking Rates and Charges at Civic Center Plaza and Performing Arts Garage
9. Resolution 919 - Progress Payment #6 to Compleat Builders, Ltd. - Mission-Bart.
10. Resolution 920 - Requisition 83-11 - Approval of Items for Payment by Crocker National Bank, Trustee - Moscone Center Garage
11. Resolution 921 - Progress Payment to Transpacific Engineers - Mission-Bartlett
12. Resolution 922 - Approval of Joint Use and Transfer of $750,000 to San Francisco Unified School District -- Yerba Buena School Site
13. Resolution 923 - Supplemental Appropriation to Bring all District Parking Lots up to First Class Condition
14. Resolution 924 - Payment of $1,013.15 to Laura Hogan - Performing Arts Garage
15. Ordinance re 2-hour Parking on Bush Street
16. Ordinance re $3 evening charge 7 days a week and $3 daytime Sunday Charge - Marina Public Parking Facility - 90 day test
17. Approval of Fourth Quarterly Report
18. Unfinished Business
19. New Business
20. Public Discussion of Agenda Matters
21. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

ADDENDUM

TO

REGULAR MEETING AGENDA

September 15, 1983

Resolution 925 - Authorizing Expenditure of $_____ for Design of Yerba Buena School Parking Project

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #462

Thursday, September 15, 1983
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Donald Magnin

Authority Staff: Ray King, Acting Director
John J. Pizza, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Dick Dole, Ellis-O'Farrell/Japan Center, 100 Pine St., SF
Richard Stein, Allied Auto Parks, 1232 Market St., SF
Ben Farlatti, St. Mary's Square Garage, SF
Michael Salarno, Irving Street Merchants, SF
George Woo, Transpacific Engineers, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Bob Howard, President, Marina Merchants Ass'n., 2237 Chestnut,SF
Kamini K. Gupta, 2237 Chestnut Street, SF
Mark Kertz, Deputy City Attorney, SF
John Madden, Controller's Office, City Hall, SF
Jim Cheng, DPW Bureau of Engineering, City Hall, SF

ABSENT: Achille H. Muschi
Margaret L. Brady, Director

Meeting called to order at 2:05 PM.

1. Roll Call indicated quorum present.

Our new member, Michael Salarno, was present to observe and was introduced and welcomed. Mr. Salarno will be sworn in on September 19 at 11:00 AM.

Chair introduced Mr. Mark Kertz, Parking Authority's City Attorney for the past three years who is now with the airport. Mr. Kertz was presented resolution No. 908 commending him for his invaluable aid to the Parking Authority and expressing appreciation and thanks for his assistance on its behalf. Mr. Kertz thanked the Authority for being most supportive commission he has seen in the City. We entered many new projects with stresses and issues they never faced before and he appreciated all the help the members and staff gave him.

2. Adoption of Minutes
Minutes of regular meeting of August 18, 1983 adopted as presented.

Minutes of special meeting of August 25, 1983 stand corrected as follows:

Approve Reduction of Retention of Compleat Builders from 10% to 5% re Mission-Bartlett Construction Project.
After discussion, unanimously approved.

Chair asked that items 4, 5 and 6 be put over for the mement and moved to item 7.

7. Resolution 905 - Supplemental Appropriation for $216,000 from the Off-Street Parking Fund for Design and Construction of Commercial Store Space at Performing Arts Garage

Chair introduced Mr. Wallace Wortman, Director of Property, who reported on his findings and recommended this resolution be adopted. It was pointed out that the Redevelopment Agency had specifically instructed that commercial space be included if at all possible. A conservative estimate was given at 75¢ per square foot. Mr. Wortman recommended that we be very sure there is someone interested in bidding before spending this amount for construction. Chair felt this was a large amount of money to put up a shell in a building already constructed; that 30% of this amount is for movement of air. We also have electrical, plumbing and other costs because these items were not included in construction. However, because of changes in the area and the fact that commercial would enchance use of the garage, he recommended adoption subject to approval by Authority before any money is spent.
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Moved to item 13.

13. Resolution 923 - Supplemental Appropriation for $80,000 from the Off-Street Parking Fund for Repair of Off-Street Public Parking Lots

Mr. Arvid Ekenberg gave presentation on DPW's plans to upgrade the City-owned parking lots. Chair stated there has been great improvement in lot maintenance recently and is much more pleased with their appearance. In the past there has not been the necessary on-site inspection as at present.
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

8. Resolution 918 - Amending Public Parking Rates and Charges at Civic Center Plaza and Performing Arts Garages

Mayor has agreed to monthly parking rate and is willing to support this change. It is felt that the loss of 180 spaces due to construction of new State Building warrants monthly parking in the Civic Center area at this time, with a limit of 200 spaces at Performing Arts Garage and 280 spaces at Civic Center Plaza. This is not included in the resolution so that it can be adjusted by the Authority without going back to the Board each time. This would be a day-rate-only at the Performing Arts Garage because of night use by Symphony, Opera and Ballet. Members unanimously adopted monthly parking at Civic Center Plaza and Performing Arts Garages at $75.

Chair introduced Mr. Stein of Allied Auto Parks, the operator of the Performing Arts Garage. Mr. Stein presented a schedule showing total daily revenue for the month of August stating that in an effort to advertise the garage he had initiated "early bird" rate of $3 daily. Telephone calls from public have indicated desire for monthly parking. Most people would take their chances on the street rather than pay $6 daily. Requested that $3 "early bird" special be allowed to remain as public service and benefit to the City because it will maximize use of the facility. Chair questioned fact that other operators had bid on the lease in its present form and at

this early date these changes will also change the lease. He foresaw complaints from other bidders and asked if this could be legally done. Mr. King felt "early bird" rate was counterproductive to monthly rate. Also this was a beginning wedge to infringing on "transit first" policy that minimizing our position to the monthly rates only was important at this time. Mr. King recommended $75 monthly rate be adopted indicating that special event rate may be adjusted at later date. Mr. Stein requested authorization to charge $9 overnight rate. Chair suggested monthly rate be addressed at this time and in a month look at "early bird" rate. Asked that $9 overnight rate be included in monthly parking resolution. Unanimously approved.

9. Resolution 919 - Progress Payment #6 to Compleat Builders, Ltd. for $247,887.53 Mission-Bartlett

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

10. Resolution 920 - Requisition 83-11 - Approval of $317,858.76 for Payment by Crocker National Bank, Trustee - Moscone Center Garage

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Mr. King stated that items 9, 10 and 11 are items where the Parking Authority has already approved the contract, which includes progress payments. Therefore, it is not necessary that the Parking Authority approve each progress payment. This excludes the final payment when the building is being accepted, any change orders resulting from a change in the contract. Authority unanimously approved elimination of these items from agenda.

11. Resolution 921 - Approving Payment of $22,050 to Transpacific Engineers - Mission-Bartlett

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

12. Resolution 922 - Approval of Joint Use and Transfer of $750,000 to San Francisco Unified School District - Yerba Buena School Site

Agreement has been reached. We have letter from Mr. Wallace Wortman outlining terms of the agreement as follows: Parking Authority will have use of the property by right of a Joint Working Agreement; as soon as practicable, Parking Authority will commence surface parking use, which will not exceed 2-1/2 years. After recapturing actual cost of surface improvements, the net income from said surface use will be split between SFUSD and PA on a 50%/50% basis. Surface use will be incorporated in Joint Working Agreement. After completion of garage structure, rental sharing will be based on a predetermined split of net income based on a land value of $2.2 million and improvement value of $3 million. The revenue split has been determined as 43% to SFUSD and 57% to PA. Term of agreement to be 60 years, at end of which time all improvements shall become property of SFUSD. Upon execution by the Board and Commissions of respective parties, PA will prepay $750,000 to SFUSD, who will not share in the project net income until after the $750,000 prepayment has been actually earned under the 43%/57% formula. No interest will be charged for said advance payment. Future income sharing, beyond the $750,000 advance, will be paid quarterly in arrears. Actual garage expenses and administrative costs will be deducted from gross receipts and are presently estimated at 35%. SFUSD will sign off on a staff level re plans and specs of improvements, commercial tenants and future items affecting income of the project. Mr. King requested Authority to sign the final written agreement on behalf of the Authority.

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

14. Resolution 924 - Approving Additional Payment to Laura Hogan Design - Performing Arts Garage for Extra Work Performed in the amount of $1,013.15

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Resolution 925 - Authorizing Expenditure of $300,000 for Design of Yerba Buena School Parking Project

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

Chair stated he has not been happy with the engineering firms in the past, particularly in reference to Performing Arts Garage since there were numerous errors and omissions. He stated we also had to go to re-bid on Mission-Bartlett because in the design foundations went under people's buildings and we didn't have easements. We also had problems with Moscone Center Garage. He stated that on this garage we don't want a cement block building; we want a nice looking garage. Since the design of the garage is in our hands, we should be very cautious who we hire. Mr. King suggested we establish a committee, asking the City Architect, Director of Property, Jeff Lee of DPW and a public member to form a committee to review schematic designs for this garage and to recommend to this Authority two or three from whom we can make a selection, or even recommending one firm. Chair stated he would like to be involved, plus someone from the neighborhood, asking that Mr. Gupta present this at their next meeting and select a representative, in conjunction with the Union Street merchants.

15. Resolution 926 - Increasing Maximum Period from One Hour to Two Hours in the Off-Street Parking Facility on Bush Street Between Polk and Larkin

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Magnin
Absent: Member Muschi

16. Resolution 927 - Requesting Approval of the Board of Supervisors for a 90-day Test of an Evening and Sunday Parking Charge at the Marina Off-Street Public Parking Facility

Mr. King stated he had written a letter to the Mayor indicating the condition of the Off-Street Parking Fund at the present time, asking on behalf of the Authority, that all of the income from the Performing Arts, Seventh & Harrison and Marshall Square facilities be given to the Off-Street Parking Fund. He has also indicated to the Mayor that without the $1,333,335 we loaned to the CAO in 1972, we do not have enough money to build Yerba Buena. At the Mayor's instruction, he has written to Mr. Boas requesting the return of that money. He stated that we have just put in excess of $700,000 into the expansion of Marina and at some time this Authority and the Board of Supervisors have to determine whether it is the policy of the City that the Parking Authority provide free parking. We have lots at present throughout the City that are full every night at no cost to the people using them, including the two on Clement Street. Feels this will also happen at Mission-Bartlett because there is no parking on Mission Street. Marina came first and the issue should be raised with the Board of Supervisors as to whether the PA should be building parking structures that are metered and not charging for evening use, which could bring revenue into the Off-Street Parking Fund for other district projects.

Mr. Kamini Gupta was strongly opposed to this resolution stating this problem has met with very strong objection. He said this is a drastic change in policy with respect to the operation and theory upon which all joined together to get these projects built. Historically, the concept of the neighborhood parking installations was put into effect by a pay-as-you-go plan. At that time the meters were 5¢ and there

were very few in SF. In order to establish new meter areas, fees were increased to 10¢ per hour. Half the money that came back would go into a pay-as-you-go parking fund in order to buy land, build facilities and pay for them before one spade of earth was turned over. This was unique in the whole field of off-street parking and it worked. The concept was that during the business day traffic control was in effect; police would police the areas; meters would be put into the lots and they would be enforced by whatever authority - meter maid or meter minders - the police had in order to assure the turnover of traffic on a legitimate basis during business hours. When normal control was ended the lots would be like an extension of the City streets and would then be turned over to the neighborhood people for use in the evening. This took hold in the districts. He feels that the 32 stalls being added are not a gift to the Marina - there has been pay-as-you-go money which has accumulated and it is already paid for. Not a penny of City funds is being used; it is coming from the extra 10¢ on each hour on the meters. They feel it belongs to them and should not be turned over to people who will exploit City-built, community leaders-built and operated, to rake off the profits and given an incidental charge back to the City in the hope that they can use it for something else. If you want to increase returns from these municipal parking facilities, they have some ideas - just as in the Fisherman's Wharf area where meters are enforced until 8 PM, you can do the same thing in selected districts. Had many ideas re colored zones, driveways, double parkers and trucks using loading zones. Marina and Union Street are ripe for that kind of operation because of the overwhelming number of new businesses. Members Magnin and Louie left meeting at this point.

Chair said he agreed with much Mr. Gupta said. No new parking was opened for seven years. We now have many projects going and there are other areas that still need parking. We are looking for ways to increase revenue. When a client goes to Mr. Gupta's office he is paying for parking; but when someone goes to a restaurant or a movie he is not paying for parking. Felt this was an inequitable situation for businesses, and this would be a trial. Due to lack of quorum this resolution was put over to October meeting.

6. Report of Legal Counsel - None

5. Acting Director's Report

Mr. King stated he would like to send, on behalf of Authority, a letter of condolence to Paulette Hurst on the death of her husband, Gregory Hurst. Unanimously approved.

Mr. King reported he had sent letter to Mr. Roger Boas regarding the return of the $1.3 million. Also sent letter to Mayor Feinstein concerning the transit first policy. Mayor has asked that there be a brainstorming meeting on parking; which meeting was held September 7. Sub-Committees will be set up to explore basic problems as they exist in neighborhoods for commercial use and residential use, daytime and nighttime. It was found that one space for each apartment may not be up to the times and there are abvious problems with street sweeping. He has informed the Mayor there are 11 different City agencies involved with traffic management in SF. Has recommended that Mayor hire outside management consultant who has done traffic management studies in other cities to look at what we have right now and tell us what the state of the art is elsewhere.

Mr. King stated he has requested of the Mayor that revenue from Marshall Square and Seventh & Harrison go to the Off-Street Parking Fund, which amounts to about $220,000 annually. Since 1975 the PA has turned over to the General Fund $7,250,000.

Revenue from the Performing Arts Garage is presently going into the Off-Street Parking Fund.

Mr. King reported that Margaret Brady had a six-way heart by-pass operation. She is now at home recovering.

Mr. King stated that one of the rare pleasures he has had since coming to the Parking Authority is receiving a telephone call yesterday from a person who attended the Opera and parked at Performing Arts Garage. She was totally commendatory to the staff, people taking tickets and people helping to find places to park. Said it was a delight to park there.

In the downtown area bordered by Montgomery and Battery Streets, and Pine and Jackson Streets, there had been the theft of 30 coin boxes, with an estimated loss of $30 each for the boxes and $350 in coins. The Mayor has been notified. Picks are available for purchase to open locks on the POM meters. The doors are not sufficiently strong. To correct 15,000 meters on the street would cost approximately $455,000. There is a meeting scheduled with the manufacturer on October 3. Mr. Gupta suggested getting touch with Harry Aleo. Chair suggested we also check with Port Commission.

17. Approval of Fourth Quarterly Report
Put over to October meeting due to lack of a quorum.

18. Unfinished Business - None

19. New Business
Mr. Richard Dole presented letter, which will be on next meeting's agenda, regarding approval of rates for the Fillmore section of Japan Center Garage. For the month of August the Fillmore Garage showed approximately $560 in income. Mr. Dole said signing is underway for this portion. Chair again asked that Fifth & Mission and Fillmore advertise monthly parking. Mr. King reminded that goes back to the transit first policy.

20. Public Discussion of Agenda Matters - None

21. Adjournment
Meeting adjourned at 3:35 PM.

Respectfully submitted,

Ray King for
Margaret L. Brady
Director

COPIES OF ABOVE MENTIONED DOCUMENTS ON

FILE IN OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
463rd Regular Meeting
Parking Authority

Thursday, October 20, 1983
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular meeting September 15, 1983
   Special meeting September 27, 1983

3. Approve correction of minutes of regular meeting of July 21, 1983 as follows: Legal fees for Ellis-O'Farrell Garage should be $8,224.99 instead of $82,224.99

4. Approval of Mrs. May Louie to Portsmouth Plaza Board of Directors

5. Approval of Mr. Dale Hess to Civic Plaza Parking Corporation Board of Directors

6. Commissioners' Questions and Matters

7. Director's Report

8. Report of Legal Counsel

9. Resolution 927 - Requesting Approval of the Board of Supervisors for a 90-day Test of an Evening and Sunday Parking Charge at the Marina Off-Street Public Parking Facility (Put over from September meeting)

10. Resolution 929 - Establishing Rates at Fillmore Garage Annex - Japan Center Garage

11. Resolution 930 - Approving and Adopting Moscone Center Garage Legal Documents, Recommending Authorization to Lease and Establishing Parking Rates Therefor

12. Resolution 931 - Approving and Adopting Vallejo Street Garage Legal Documents and Recommending Authorization to Lease

13. Resolution 932 - Approval of Change Order #1 for Installation of Meters at Mission-Bartlett

14. Resolution 933 - Approval of Change Orders #5 for $3,336 for Storm Drain Relocation, #6 for $7,524 and #7 for $3,354 to R.G. Fisher for Contract Revisions at Moscone Center Garage

15. Approval of Fourth Quarterly Report (Put over from September meeting)

16. Approval of First Quarterly Report

17. Unfinished Business

18. New Business

19. Public Discussion of Agenda Matters

20. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #463

Thursday, October 20, 1983
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael Salarno

Authority Staff: Margaret L. Brady, Director
Ray King, Acting Director
George Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, St. Mary's Square Garage, SF
Richard Guynn, Sutter-Stockton Garage, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
May Louie, Portsmouth Square Garage, SF
Dick Dole, Ellis-O'Farrell/Japan Center Garages, SF
Richard Stein, Allied Auto Parks, 1232 Market St., SF
Kamini Gupta, Marina Merchants Assoc., 2237 Chestnut St., SF
Bob Howard, Marina Merchants Assoc., 2237 Chestnut St., SF
Arvid Ekenberg, DPW, City Hall, SF
Richard Hashimoto, Japan Center Parking, 1660 Geary St., SF
Nelson Wong, DPW Traffic Engineering, 460 McAllister St., SF
Mark Rand, DPW Traffic Engineering, 460 McAllister St., SF

Meeting called to order at 2:05 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of September 15, 1983 and special meeting of September 27, 1983 adopted as presented. Correction of minutes of regular meeting of July 21, 1983 unanimously approved as follows: Legal fees for Ellis-O'Farrell Garage corrected from $82,224.99 to $,224.99.

4. Approval of Mrs. May Louie to Portsmouth Plaza Board of Directors
Unanimously approved.

5. Approval of Mr. Dale Hess to Civic Plaza Parking Corporation Board of Directors
Mr. Hess unable to be present. Put over to November meeting.

6. Commissioners' Questions and Matters

Chair felt that sweeping of sidewalks at garages that are closed for construction Mission-Bartlett and Marina, should not be charged to the Parking Authority. Mr. Arvid Ekenberg will eliminate and pick up again in couple of months. At Chair's request he will also give a more concise report on cleaning of Bush Street lot showing days and hours spent.

7. Director's Report

Mr. King stated he would like to add an executive session after this meeting. He also stated he is attempting to recover $1.3 million loan made to CAO in 1971. He has asked Mayor to approve a supplemental appropriation from the CAO and let him return this amount to the General Fund.

Mr. King has written to Mayor delineating where the Off-Street Parking Fund stands at this time. Started year with $1.8 million, budgeted $1.3 million including $2 million for Yerba Buena site. Estimated income for the hear is $3.5 million. After taking out supplemental appropriations already sent to the Board, plus $600,000 for 16th & Hoff, the position of Off-Street Parking Fund at the end of this year will be a little under $1 million. In addition to the $2 million already budgeted for Yerba Buena, $750,000 will be transferred to the School District in accordance with agreement and $1.5 million necessary for construction. Yerba Buena facility cannot be built unless we get the $1.3 million for CAO, which will leave no contingency or reserve funds because it will also require using all the Off-Street Parking Fund. In next year's budget we will have approximately $2 million for neighborhood projects. Accomplishing the four procjects we have been working on will require approximately $14 million; if only one comes in it will require more than the $2 million.

The Mayor, in her State of the City Message, asked for the establishment of a City-wide task force composed of three downtown merchants, three neighborhood commercial members and three neighborhood residential members. She is also asking for the hiring of an experienced outside consultant to look at the whole traffic picture in the City since she has found at least eleven City agencies involved in traffic management.

Mr. Kind reported that the School Board had approved in principle the resolution regarding Yerba Buena site. The documents have not been signed because we are waiting for School District to come back with any legal language changes they may want. Documents are in Finance Committee's file and will wait until rest of package goes over.

Mr. Kamini Gupta felt that reports are being filled out at the Marina site but work not being done. Police are not policing, stop sign at exit has not been installed, no replcement of neon lights, trees have not been trimmed; women are afraid to use the facility. He felt that there are corridors which should be painted red to prevent cars from parking so that other cannot get through. Chair informed that Police Department has been requested to do more active ticketing.

8. Report of Legal Counsel - None

9. Resolution 927 - Requesting Approval of the Board of Supervisors for a 90- day Test of an Evening and Sunday Parking Charge at the Marina Off-Street Parking Facility

Motion unanimously adopted to subsitute new resolution 927 asking Board of Supervisors for policy statement, then perhaps we can take each lot individually on a

trial basis according to their wishes. New resolution No. 927 will be taken up at November Parking Authority meeting.

10. Resolution 929 - Establishing Rates at Fillmore Garage Annex - Japan Center Garage

Rates requested by Western Addition Parking Corporation unanimously adopted for a six month trial period as follows:
Ayes: Members Short, Ergina, Louie, Muschi, Salarno

Chair pointed out that Parking Authority has been lax in enforcing leases but in the future is going to enforce legal parking leases.

11. Resolution 930 - Approving and Adopting Moscone Center Garage Legal Documents, Recommending Authorization to Lease and Establishing Parking Rate Therefor

With the exception of adding $4 Earlybid Rate until 9 AM and $4 Special Event Rate to begin at 6 PM and to be used at discretion of the operator, and the provision that the rates be reviewed in six months, Traffic Engineers recommendation adopted as follows: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

12. Resolution 931 - Approving and Adopting Vallejo Street Garage Legal Documents and Recommending Authorization to Lease

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

13. Resolution 932 - Approval of Change Order #3 for $38,640 for Installation of Meters at Mission-Bartlett

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

14. Resolution 933 - Approval of Change Orders #5 for $3,336 for Storm Drain Relocation, #6 for $7,524 to reconstruct form work for ground floor slab soffit, change layout of curbs for islands at entrance #1, construct additional reinforced concrete curbs, Change Order #7 for $3,354 to Furnish and construct lift-out panel and related work for PG&E transformer room and Change Order #8 for $3,297 to revise sign #25 at exit #2 to include word "entrance"

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

15. Approval of Fourth Quarterly Report - Unanimously approved.

16. Approval of First Quarterly Report - Unanimously approved.

17. Unfinished Business - None

18. New Business - None

19. Public Discussion of Agenda Matters - None

20. Adjournment
Meeting adjourned at 3:40 PM.

Respectfully submitted,

COPIES OF ABOVE MENTIONED DOCUMENTS ON FILE IN OFFICE OF PARKING AUTHORITY

Ray King
Acting Director

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
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DIANNE FEINSTEIN, Mayor

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CANCELLATION OF MEETING

PARKING AUTHORITY

By a poll of members, the regular Parking Authority meeting of November 17, 1983 has been moved to December 8, 1983 at 2:00 PM, and the regular meeting of December 15, 1983 has been cancelled.

November 9, 1983

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
464th Regular Meeting
Parking Authority

Thursday, December 8, 1983
2:00 PM

Penthouse
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting October 20, 1983

3. Approval of S. Dale Hess to fill vacancy on Board of Directors of Civic Plaza Parking Corporation

4. Mr. Ed Burger, Architect, presentation regarding 16th & Hoff Site

5. Commissioners' Questions and Matters

6. Communications
   Letter dated November 15, 1983 from Paul Newman re Renovation of Civic Center Garage

   Memo dated November 18, 1983 from John Madde, Controller's Office, re Deposits to 1947 Off-Street Parking Bond Fund

   Letter dated November 15, 1983 from John Farrell, Controller, re Maintenance Reserves Vallejo Street and Moscone Center Garage Leases

   Memo from William D. White Co. dated November 8, 1983 re Vallejo Street Garage Parking Control System

7. Director's Report

8. Report of Legal Counsel

9. Approve Expenditure of $13,000 for Miscellaneous Items re Sutter-Stock Garage

10. Resolution 927 - Requesting Approval of the Board of Supervisors for Authorization to Recommend to the Board the Setting of Parking Rates and Charges at Off-Street Parking Facilities During Evenings and Sundays (Put over from October meeting)

11. Resolution 934 - Requesting Board of Supervisors to Appropriate from the Off-Street Parking Fund $240,087 for Parking Meter Purchase

12. Resolution 935 - Approving Change Orders #9 for $2,349 and #10 for $7,255 to R.G. Fisher Constructors re Moscone Center Garage

13. Unfinished Business

14. New Business

15. Public Discussion of Agenda Matters

16. Adjournment

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PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, December 8, 1983
2:00 PM
Penthouse
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael Salarno

Authority Staff: Margaret L. Brady, Director
Noreen Ambrose, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ray King, Mayor's Office
Richard Stein, Allied Auto Parks, 1232 Market St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Dale Hess, Civic Plaza Parking
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Dick Dole, Ellis-O'Farrell Garage, 100 Pine St., SF
Ben Farlatti, St. Mary's Square Garage, SF
James Cheng, DPW, City Hall, SF
John Madden, Controller's Office, City Hall, SF

Meeting called to order at 2:05 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes

Correction: Minutes October 20, 1983: Legal fees for Ellis-O'Farrell Garage should be $8,224.99.

Chairman Short asked that Item 6 in minutes of October 20 include that the Parking Authority requested reimbursement from DPW for any time, over sidewalk sweeping, for cleaning the Marina and Mission-Bartlett lots which are closed for construction at the present time. With these exceptions minutes of October 20, 1983 adopted as presented.

Chairman asked that each member be provided a copy of the schedule of lot cleaning so that if a member drives by a lot that is dirty which is shown as having been cleaned, this can be corrected.

3. Approval of S. Dale Hess to Fill Vacancy on Board of Directors of Civic Plaza Parking Corporation

Unanimously approved.

4. Mr. Ed Burger, Architect, Presentation Regarding 16th & Hoff Site

Mr. Burger, architect for housing at 16th & Hoff site, stated that many good things have happened in the last couple of months and that funding is now "on track".

City Planning has passed resolution allowing them to reduce parking on their side and general scheme is that there be a parking deck built over the City parking lot along Hoff Street extending to Rondell, and build three levels of housing above. He gave full explanation of their plans and answered all questions, informing that the January 1 deadline had been moved to April 1984. Housing will be one and two bedroom, and because of the State's contribution will require 2/3rds of applicants must be at or below 50% of median and 1/3rd at or below 80% of median. Mr. Burger said they would be ready for bid in about one month. The Parking Authority unanimously approved present plans.

5. Commissioners' Questions and Matters

Chair stated he would like a meeting with all garage operators regarding discrepancy in insurance figures, questioning $26,433 for Sutter-Stockton compared to an equal size garage such as Fifth & Mission at $72,971. He requested a breakdown of insurance. Ellis-O'Farrell and Golden Gateway show zero charge for security services. He feels everyone knows they do have security services and these figures are being "lumped" somewhere in their budgets. He asked that legal and accounting fees be separated. He also asked for a comparison of the last two years. Mr. John Madden of the Controller's office has been requested to work up a form to be used by all garages so that their reports will be uniform and items will not be "lumped" together. Chair wanted to know the amount spent for security by each garage with a two-year comparison.

Chair stated a letter had been received from the Mayor stating her policies on parking. The letter stated that she would like our MBO program to monitor the number of complaints related to parking facilities to insure that contractors are performing satisfactorily; survey all off-street parking facilities to insure that maintenance and repair work is being performed; proceed with contract bid for ten new facilities including planning of the new garage on the Yerba Buena School site; insure completion of the $250,000 renovation at Civic Center Plaza; open and set operating standards for Moscone Center Garage; insure that at least one police officer is dedicated to follow up on parking meter irregularities on a timely basis; develop goals for revenue collected from each facility; minimize the number of audit exceptions that occur in the quarterly audits of the garages managed by non-profit corporations and those managed by the Authority. Chair asked that this be followed up.

Chair stated he felt we should start computerizing meters and that we should include in next year's budget a computer for the office.

Member Ergina stated he parked in Civic Center Plaza and noted a strong order of urine. Chair asked that some disinfectant be used. He stated that it has been requested that the doors be closed and that the third elevator is being repaired. The security people have been running out indigents but there is still a urination problem. Director reminded that the non-profit corporation has put the operator on notice and the Parking Authority is keeping a log of complaints and non-conformance as is Mr. Paul Newman. Chair asked that a copy of Mr. Newman's letter of November 15 be sent to Supervisor Renne.

Chair requested report on Mission-Bartlett. Director reported it is nearing completion; however, lower ramp is not available for parking but upper ramp is. Arrangements have been made for at least 70 parking spaces on the upper level during Christmas Season. Since there are no meters, merchants will have attendant on duty. It should be completed the end of January or February 15 at the latest. The decks are poured and there are a few ventilation problems.

6. Communications

Letter dated November 15, 1983 from Paul Newman re Renovation of Civic Center Garage

Mr. Newman stated he didn't know where they stand regarding the elevator, stating he had written a letter. Director read letter which said it was recommended by the Police Department, Fire Department, Building Inspectors, Recreation & Park, Ray King, Tom Wosser and Laura Hogan that arrangements be made to keep the doors to the plaza locked permitting exit only during non-business hours for security reasons. Tom Wosser has obtained a quote of $70,000 to have a new elevator installed to use the third shaft which is now closed. As this will be the only means of entrance and egress by patrons of the garage during the evening, Board of Directors has requested authority to do so from the Parking Authority. Motion to permit Civic Center Plaza Parking Corporation to expend $70,000 for installation of third elevator unanimously approved.

Memo dated November 18, 1983 from John Madden, Controller's Office, re Deposits to 1947 Off-Street Parking Bond Fund

It was unanimously approved that money in the 1947 Off-Street Parking Bond Fund be transferred to the Off-Street Parking Fund and all future deposits from St. Mary's Square Garage go directly to the Off-Street Parking Fund as successor to the 1947 Off-Street Parking Bond Fund, thus eliminating the additional bookkeeping.

Memo from William D. White Co. dated November 8, 1983 re Vallejo Street Garage Parking Control System

Director reported that Supervisor Renne had been asked to re-consider 2-year extension of Vallejo Street Garage lease which was tabled February 4, 1981. If extension is not granted, lease will expire February 28, 1984 and will be re-bid.

In reply to Chair's question, Director informed that we use William D. White Co. because they are one of the only local people in the garage equipment business; he services equipment, recommends and writes specs, and does not charge. He makes his money when the equipment is sold and installed. He does not sell equipment personally, but combines various types and models from various companies to get the best end result. However, operators are not required to accept his recommendations. Mr. Richard Stein informed that at one time the Vallejo Street Garage had Cincinnati equipment and it was very difficult to keep the equipment maintained. He stated that a year ago he called Cincinnati regarding an estimate for installation of their equipment. After great difficulty he finally called William D. White Co. Not only did they install the equipment but are very prompt and dependable about maintenance and service.

Mr. Stein also informed that the stairs at Vallejo Street Garage have been repaired and lighting fixtures have been replaced. Chair reminded him that they were notified about these problems 1½ to 2 years ago, and that the Parking Authority was ready to move against their lease. Mr. Stein stated the stairs had been repaired twice but the repairs did not work, stating that six months after they took over the stairs were in need of repair and that it had been a continuing problem prior to Allied taking over. Chair inquired as to the ventilation system not being turned on. Mr. Stein said it had never been turned on until one afternoon in July when it was brought to their attention by the Parking Authority. Chair reminded that safety violations were brought to their attention a year earlier and that this Board will not tolerate violations and contracts must be adherred to.

7. Director's Report

Director reminded that for the past 4 to 5 years we have been trying to do something about parking in North Beach. After long delay and many discussions, Recreation & Park now indicates they no longer have any interest in the North Beach Garage. Mr. DeRenzi, President of North Beach Business Association, has asked that Director write to owners of this property suggesting that we enter into a joint agreement where the Parking Authority would put in a facility on the property including a vacant lot. Unanimous approval that Director suggest purchase or lease of property.

Director informed that we have had an offer from a realtor who represents owner of property where Spaghetti Factory is located, which has been forwarded to the Real Estate Department and Traffic Engineers for investigation.

We are ready to bid the lease for the Moscone Center Garage, but are awaiting the property description. Mr. Wortman is getting together the commercial property leases.

DPW took the changes re Kaplan and Clementina properties and street changes to the Board of Supervisors and were turned down.

The $4 fee for capped meters did not come out of committee.

There are three sites on Van Ness Avenue that have been sent to the Real Estate Department and Traffic Engineers for investigation.

Sutter-Stockton Garage has preliminary EIR for addition of 370 stalls, with the comment that there will be an impact about 5 years from now on Stockton and Sutter and probably 10 or 12 years from now on Bush Street.

Mr. Newman has written letter with regard to some problems at Civic Center Garage on Saturday, Sunday and Monday when there was a Fair at Brooks Hall. Saturday, December 3, they had one person on duty and traffic was backed up across Van Ness Avenue. SFPD was called to direct traffic and our security person opened another gate and sold tickets. Officer Harvie gave us a report which was forwarded to Mr. Newman, who requested explanation from the operator. Operator closed garage when there were 165 spaces still available because he felt it would "look strange" if they took in too much money on a Saturday.

Received copy of letter from Laurel Village Merchants Association sent to property owners re whether or not we should be given permission to double deck in that area.

Chair stated that parking in the Chinatown area is becoming very impacted and asked that letter be sent to Mayor asking if it would be possible to get the International Hotel site as a joint venture and asking if Mayor would want us to pursue that. Director stated property is owned by Four Seas Corporation who has not yet made a decision as to what they will do with it. Member Louie informed that all plans have failed.

Member Salarno stated there is a tremendous urine smell at elevator side of Vallejo Street Garage. Mr. Stein stated it is disinfected on a regular basis but is an impossible situation. Chair asked that letter be written by the Members when they visit garages stating how they found the maintenance of the garage. Member

Muschi objected to the Police Department double parking along the side of the garage. Director stated we have received complaints about police cars coming out of the garage, making a "U" turn and re-entering to park for three-hour rates. Chair suggested letter be written to Police Commission offering to lease them some stalls or at least point out that there is a problem. He suggested that the Members make an inspection of that garage after Christmas and meet with the Captain and the traffic controller to see if a solution can be reached to closing the garage with spaces available.

8. Report of Legal Counsel
Noreen Ambrose reported that City Attorney's office had sent revision of proposed insurance requirements for the Moscone Garage lease to Bob Lavell and had not heard whether the revisions had been made. Director advised that all changes had been made and approved. Ms. Ambrose informed that insurance requirements in the first draft of the lease did not conform with insurance requirements as provided in the bond resolution. They must be consistent or City will have to provide insurance over and above what is required by the Parking Authority in order to meet the bond resolution.

9. Approve Expenditure of $13,000 for Miscellaneous Items re Sutter-Stockton Garage
Expenditure of $13,000 by Sutter-Stockton corporation unanimously approved.

10. Resolution 927 - Requesting Approval of the Board of Supervisors for Authorization to Recommend to the Board the Setting of Parking Rates and Charges at Off-Street Parking Facilities During Evenings and Sundays (Put over from October meeting)
Put over to January meeting.

11. Resolution 934 - Requesting Board of Supervisors to Appropriate from the Off-Street Parking Fund $240,087 for Parking Meter Purchase
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi,Salarno

12. Resolution 935 - Approving Change Orders #9 for $2,349 and $10 for $7,255 to R.G. Fisher Constructors re Moscone Center Garage
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

13. Unfinished Business
Reaffirmed resolution granting one-year extension of Vallejo Street Garage Lease

14. New Business
Payment of invoice from Crocker Bank dated December 1, 1983 for annual trustee's fees re Moscone Garage in the amount of $2,381.71 unanimously approved.

15. Public Discussion of Agenda Matters
Chair and Ray King wished everyone Happy Holidays.

16. Adjournment
Meeting adjourned at 3:50 PM.

Respectfully submitted,

Margaret L. Brady
Director

COPIES OF ABOVE MENTIONED DOCUMENTS ON FILE IN OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
465th Regular Meeting
Parking Authority

Thursday, January 19, 1984
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call
2. Election of Officers
3. Adoption of Minutes - Regular Meeting December 8, 1983
4. Commissioners' Questions and Matters
5. Communications
   Memo dated December 28, 1983 from James Cheng regarding Performing Arts Garage

   The Parking Authority will go into Executive Session regarding legal matters
6. Resolution 927 - Requesting Approval of the Board of Supervisors for Authorization to Recommend to the Board the Setting of Parking Rates and Charges at Off-Street Parking Facilities During Evenings and Sundays (Put over from October meeting)
7. Resolution 937 - Supplemental Appropriation from Off-Street Parking Fund for $274,000 for Parking Meters and Meter Service
8. Approval of Change Orders for Moscone Center Garage to R.G. Fisher
9. Request dated January 11, 1984 from Allied Auto Parks for $2 "Early Bird" Special rate at Performing Arts Garage
10. Request dated December 29, 1983 from Ellis-O'Farrell Corp. to Expend $3,000 for Purchase of a Depository Safe
11. Approval of Preliminary Parking Authority Budget for 1984/85
12. Unfinished Business
13. New Business
14. Public Discussion of Agenda Matters
15. Adjournment

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DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting #465

Thursday, January 19, 1984
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
George Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, St. Mary's Square Garage, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard O. Guynn, Sutter-Stockton Garage, SF
Richard Stein, Allied Auto Parks, Inc., SF
Dick Dole, Ellis-O'Farrell/Japan Center, SF
James Cheng, DPW, City Hall, SF

ABSENT Mr. Michael S. Salarno

Meeting was called to order at 2:15 PM.

1. Roll Call indicated quorum present.

2. Election of Officers
Member Muschi's motion to postpone election of officers until all five members are present was unanimously approved. City Attorney George Wong advised this is permissable. Upon Member Louie's nomination, Chairman Short turned gavel over to Member Muschi, asking that he act as interim chair at this meeting.

Member Short stated that he had requested a letter be sent to the Mayor regarding the International Hotel Garage site. Director informed this had been done.

3. Adoption of Minutes
Minutes of regular meeting of December 8, 1983 adopted as presented.

4. Commissioners' Questions and Matters
Member Short informed that he had discovered that 5¢ meters are for motorcycles which can park up to ten hours for 50¢.

Member Ergina stated that there has been a trailer parked all day on 20th Avenue between Irving and Lincoln taking a meter. He found that it was owned by the garage across the street next to 1287 20th Ave. He also stated that 16th & Hoff is charging 50¢ for parking and asked that this be investigated. The charge should be 20¢ per hour.

Member Short stated that our schedule indicated no lot cleaning had been done between November 9 and 18, and again asked for a cleaning schedule from DPW. He asked that at the next meeting we schedule a review of our police force to make sure it is covered by insurance. He would also like a discussion of the police force.

He also said that since the Transportation & Traffic Committee meets on the third Thursday of each month, and we were not represented at a couple of their meetings, we might consider changing the Parking Authority meeting day.

5. Communications

Memo dated December 28, 1983 from James Cheng re Performing Arts Garage was sent to members and no discussion was necessary.

6. Director's Report

Yerba Buena School site has finally been passed by the Board of Supervisors. Meters are being ordered on an emergency basis and DPW is being work ordered for lot preparation for a temporary surface site.

Mr. Couch indicated it would take City too long to go through any negotiations for a parking facility at Bush & Polk. Mr. Passmore has indicated a permit will be given to an individual within a couple of months and we may be able to enter into agreement for air rights with understanding we would pay for the necessary to increase foundation and supports so we would be able to put parking on top of their commercial. Awaiting answer from Real Estate Department and City Attorney. This is also dependent on whether we can secure money.

The Vallejo Street Garage lease has been extended for one year to February 28, 1985. Operator has agreed there will be certain improvements made during that time.

Supplemental for commercial at Performing Arts Garage has passed the Board. Mr. Croft will get specifications. The shell will be put out to bid. The Real Estate Department will put out commercial bids.

Bids on the Moscone lease will come in tomorrow at 2 PM. Working with Real Estate Department to get commercial out to bid.

Mission-Bartlett will be completed the end of this month or first of next month. There is a question as to meters that may be used by housing. Decided to meter all spots, and when housing goes in we may remove some of them.

Dave Reese of Merrill's is looking at property at 7th & Market and is interested in possibility of joint use.

Received report from Brophy & Associates which will go to the Mayor.

7. Report of Legal Counsel

Mr. George Wong had no report. He asked that Mr. Ray King be asked to join the Executive Session. Parking Authority adjourned for Executive Session. Meeting reconvened at 3 PM. Member Louie left meeting at this time.

8. Resolution 927 - Requesting Approval of the Board of Supervisors for Authorization to Recommend to the Board the Setting of Parking Rates and Charges at Off-Street Parking Facilities During Evenings and Sundays

With addition of paragraph stating that this resolution is intended to apply to the Marina facility only until it is found that there is off-street nighttime parking need at other City facilities, adopted by the following vote:
Ayes: Members Muschi, Ergina, Short
Absent: Members Louie, Salarno

9. Resolution 937 - Supplemental Appropriation from Off-Street Parking Fund for $274,000 for Parking Meters and Meter Service

Adopted by following vote: Ayes: Members Muschi, Ergina, Short
Absent: Members Louie, Salarno

10. Approval of Change Order for Moscone Center Garage to R.G. Fisher for $3,013.
Unanimously approved.

11. Resolution 938 - Requesting Approval of $3.00 "Early Bird" Special Rate at the Performing Arts Garage for a Six Month Trial Period

Adopted by following vote: Ayes: Members Muschi, Ergina, Short
Absent: Members Louie, Salarno

12. Request dated December 29, 1983 from Ellis-O'Farrell Corp. to Expend $3,000 for Purchase of Depository Safe
Unanimously approved. Member Short stated they should look into reduced insurance premiums.

13. Approval of Preliminary Parking Authority Budget for 1984/85
With the addition of $13,800 for computer equipment and deletion of $2,350,000 for Yerba Buena which may come from Mayor's surplus capital outlay, unanimously approved. Member Short noted that street cleaning amount is up $10,000 from last year. Asked for breakdown at next meeting.

14. Unfinished Business
Paul Newman informed that $89,000 worth of electrical equipment at Civic Center has nearly been completeley installed and should be in operation some time next week. Bill is for $115,496.23 and is requesting permission to pay difference from corporation. Member Short pointed out this is 30% increase in one year. Mr. Newman informed the expenditure was for the equipment itself and did not include installation, tax and delivery. Unanimously approved.

Mr. George Wong informed that Mission-Bartlett contractor filed a claim for $35,000 for work re subsurface conditions not shown in soils reports. Mr. George Woo is gathering data to respond to claim. Mr. Woo is asking for extra compensation for time doing claim work above and beyond what is called for in his contract.

15. New Business
Member Short again requested meters on streets around Performing Arts Garage, feeling that garage would then get more parkers. Director will ask Traffic Engineers to look at area. Member Short said fliers should be circulated in City Hall, put on poles and bulletin boards.

16. Public Discussion of Agenda Matters - None

17. Adjournment
Meeting adjourned at 3:30 PM.

Respectfully submitted,

Margaret L. Brady
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
466th Regular Meeting
Parking Authority

Thursday, February 16, 1984
2:00 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call
2. Election of Chairman (Put over from January Meeting)
3. Adoption of Minutes - Regular Meeting January 19, 1984
4. Commissioners' Questions and Matters
5. Communications
   Letter from Compleat Builders, Ltd. dated January 23, 1984 re 21st & Bartlett

   Change Order for $28,750 to Compleat Builders, Ltd. re 21st & Bartlett
6. Director's Report
7. Report of Legal Counsel
8. Approval of Modification of Agreement with Transpacific Engineering, Inc. re 21st & Bartlett
9. Resolution 912 - Supplemental Appropriation for $600,000 from the Off-Street Parking Fund for Construction at 16th & Hoff Public Parking Facility
10. Resolution 939 - Supplemental Appropriation from the Off-Street Parking Fund for $20,000 Work Order for Real Estate Department
11. Review of Regulations of the Authority
12. Review and Discussion of Parking Authority Police Force
13. Request Parking Authority to Ratify Temporary Use by Judges of 26 Stalls at Performing Arts Garage
14. Unfinished Business
15. New Business
16. Public Discussion of Agenda Matters
17. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting #466

Thursday, February 16, 1984
2:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Margaret L. Brady, Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, St. Mary's Square Garage, SF
Dick Dole, Ellis O'Farrell/Japan Center, SF
Richard O. Guynn, Sutter-Stockton Garage, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard Stein, Allied Auto Parks, Inc., SF

Meeting was called to order at 2:05 PM.

1. Roll Call indicated quorum present.

2. Election of Officers

Upon Member Muschi receiving the gavel from Chair Short, Member Louie nominated John Patrick Short as Chairman of the Parking Authority for another term. Member Salarno seconded. The vote was unanimously in favor of Mr. Short serving as Chair of the Parking Authority for the year 1984.

Chair Short nominated Dr. Amancio G. Ergina as Vice Chair, seconded by Member Louie. The vote was unanimously in favor of Dr. Ergina serving as Vice Chair for the year 1984.

Chair Short said it had been a pleasure to serve with Dr. Ergina last year. He said the last Chair had served for 13 years and felt that the Chairmanship should be rotated, but because of circumstances had been asked to serve for another year.

3. Adoption of Minutes

Member Louie stated that the minutes were in error since he had made motion to postpone the election of officers rather than Member Muschi. With this exception, the minutes of the regular meeting of January 19, 1984 were adopted as presented.

4. Commissioners' Questions and Matters

Chair Short requested a copy of the letter sent to the Mayor regarding the International Hotel.

Chair Short stated the members had received a letter from Director Brady but would reserve comments until the end of the meeting.

5. Communications

Letter from Compleat Builders, Ltd. dated January 23, 1984 re Mission-Bartlett.
Mr. George Woo explained Compleat Builders' request for $2,401.24, stating it had been denied.

Change Order for $28,750 to Compleat Builders, Ltd. re Mission-Bartlett

Mr. George Woo and Mr. George Wong gave lengthy explanation as to the reasons for this change order, stating that the soils report showed that four test holes had been bored at various depths. It was later found that this was insufficient and further testing was needed. Chair Short was not satisfied with the explanation and requested a breakdown before the next meeting. Director stated that permission was given at the last meeting for Mr. Woo and Mr. Wong to meet with Compleat Builders and get this matter straightened out. This matter was put over at the call of the Chair. A second change order presented was not on the agenda.

6. Director's Report

Director said she had met with people at telephone company re Clementina/Kaplan Lane and DPW is going to work on changing sidewalks. Item is on Streets & Transportation calendar today that will provide for towaway and other traffic related problems in those two alleys. Telephone company is now saying that they should be able to run trucks over our Mall. All work is really a gift to the telephone company. It is a street we are not going to use. Mayor and Board of Supervisors indicated to telephone company that we would do this - we are doing it.

The Mission Merchants held their Dollar Day yesterday and Mr. Woo removed the barriers at Mission-Bartlett to permit them to use the facility. Because of the rain Dollar Day was extended to today and again the barriers have been removed to accommodate them.

Chair Short stated all members had received copy of Director's letter of resignation. He said this Board would like to thank her for her years of service and commend her for a job well done, stating that this Board formally accepts her resignation.

Director stated that meters are being installed at Mission-Bartlett, omitting the 50 stalls that will probably be used by housing. Mr. Jim Shea, Mayor's Department of Housing, stated they are looking to a mid-May construction start. Chair asked if Parking Authority has been reimbursed for extra foundation work. This will be part of the lease agreement and we are arranging to lease air space for $1.

Reimbursement to Parking Authority for Moscone is now at Redevelopment Agency who have approximately $17,000 they are holding.

7. Report of Legal Counsel - None

8. Approval of Modification of Agreement with Transpacific Engineering, Inc. re 21st & Bartlett

Unanimously approved.

9. Resolution 912 - Supplemental Appropriation for $600,000 from Off-Street Parking Fund for Construction at 16th & Hoff Public Parking Facility

With the inclusion of 2% for art enrichment in the amount of $10,000, adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno
Chair would like letter as to how much is overhead.

10. Resolution 939 - Supplemental Appropriation from the Off-Street Parking Fund for $20,000 Work Order for Real Estate Department

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

11. Review and Revision of Regulations of the Authority

Put over to March meeting so this item can be presented in revised form to include new Assistant Director and Confidential Secretary.

12. Review and Discussion of Parking Authority Police Force

Director reported that the four-man police force has never been voted on and steps should be taken to make them legal. They are doing an excellent job policing the Civic Center Plaza Garage as well as other garages. They are better than Brinks guards in that they are Police Academy trained and can make arrests and appear in court. They are uniformed and armed. Private security that had been employed very ineffective. It was suggested to garage management that they employ this force. There has never been a complaint about them but we have received many compliments, particularly after such events as The Grateful Dead. The SFPD was relieved of some of their responsibilities when they realized that the area was ably policed and left it up to our own people.

Japan Center has used some of its members because it is obviously very much in need of police protection. Golden Gateway has hired them to police the facility on weekends when it is always closed because had some very serious problems. They have a very good rapport with SFPD.

They do not have official status and the Controller has questioned their payment by some of the facilities. They are not paid by the Parking Authority but by the garages; therefore, would not increase expenses. Mr. King stated he will be talking to Captain of Northern Station since he believes he cannot go to the Board without approval of the Police Dept., which he expects to receive without any problem. Mr. Newman stated that, as attorney for several of the corporations, he has been concerned about liability because they carry weapons. He was asked by the Parking Authority to put them on payroll and they are paid as "attendants" for the garage and are so insured. He is also concerned about many other problems that might arise - they are not members of a union and are working in a union shop. He feels a security force should be licensed by the State. He would like to see these things straightened out for the Civic Center Board. Director stated that War Memorial has a police force and if the Board will officially recognize and sanction them, their services could be offered to other facilities and paid as a security force.

Chair stated that garage budgets show a large variance in security costs from one to another as some lump things into security that are not. He stated these people carry guns, arrest people and are doing a good job, but this Board has never voted on them. Director stated we would like to avoid lumping them with the Police Department. This matter was put over to next meeting.

13. Request Parking Authority to Ratify Temporary Use by Judges of 26 Stalls at Performing Arts Garage

The stalls being used by the judges are not in the operator's lease, but are in space that will eventually be occupied by commercial space, and include seven stalls donated by Allied Auto Parks. We have received a letter from the Controller that in his opinion the lease should be amended before temporary use can be effectuated. Mr. King stated he had been verbally advised that this was not necessary because of lack of use, but will check further.

City Hall in San Francisco is the only city in California that does not provide parking for judges. This has been a bone of contention between the judiciary and executive branches of government and the Mayor wanted to end this. This was not done at Civic Center because it tends to fill during the day. Chair asked if we would be opening a "Pandora's Box" and get pressure from other departments, but was advised that this is consistent with fringe benefits given other judges. Mr. Stein said he had no problems with this arrangement because there are many vacant stalls during the day. Director advised that permission had been given to some judges to park at Civic Center but they were paying monthly rates.

It was unanimously recommended that judges be allowed parking at Performing Arts Garage on a temporary basis. Mr. Stein stated that effective March 1 the judges will be given cards along with authorized personnel such as DPW has. Director questioned whether they can be used during performance times. On motion by Member Muschi temporary use by judges of 26 parking stalls at Performing Arts Garage was unanimously approved.

14. Unfinished Business

Chair mentioned designer of Performing Arts Garage stating he felt it was time we moved on to someone more proficient. Mr. King will be talking to the proposed users of the commercial space. Considering the ceiling is 7' 9" there has been some concern expressed about spending any money for design or construction of commercial space unless in the opinion of the Real Estate Department, there would be an economic return of that money and making sure we get a minimum square footage rental when we go out to bid.

15. New Business

Change order No. 14 for Moscone Garage in the amount of $23,376, of which $17,000 is for insuallation for the commercial area, which is required by the State Energy Conservation Ordinance and was not included in the original contract. Unanimously approved. Completion is expected by end of April.

It was unanimously decided that the monthly Parking Authority meeting date be changed to 1:30 PM the second Tuesday of each month.

It was unanimously decided to release to the contractor $50,000 of the $100,000 retention funds for Mission-Bartlett.

Chair and Member Salarno discussed lot cleaning and felt the $200,000 shown in the budget is too high. Chair might still be interested in going out to bid.

Chair stated we are paying for meter collections every four days from 16,000 meters. Six people doing collections would have to be collecting one meter per minute which is almost impossible. Mr. King has looked at this and the collection routes are being revised. They will be set up to be more compatible with repair

routes. We are now paying 25¢ per meter and these costs will be reduced.

Chair again commended Director for her years of service. Member Ergina recommended that this be put in writing in a resolution. All in favor.

Mr. Stein wanted to go on record regarding the problem of the leaking roof at Performing Arts Garage, stating that water runs down the elevators and stairwells. Chair asked that he review the whole situation and put it in a letter to the Parking Authority. Mr. King informed that there is to be a meeting with the bonding company on February 21.

Unanimous approval was given to request of National-Braemar in Richard Dole's letter of February 13 to extend operator's agreement with Japan Center Parking for one additional year or until another professional operator is engaged.

16. Public Disucssion of Agenda Matters - None

17. Adjournment
Meeting adjourned at 4:20 PM.

Respectfully submitted,

Margaret L. Brady
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
467th Regular Meeting
Parking Authority

Tuesday, March 13, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting February 16, 1984
   Special Meeting February 28, 1984

3. Commissioners' Questions and Matters

4. Director's Report

5. Report of Legal Counsel

6. Unfinished Business
   Continuation of Discussion of Construction Change Orders

   Discussion of Garage Operating Budgets

   Controller's Proposition J Certification of Off-Street Parking Lot Maintenance

   Continuation of Review and Discussion of Parking Authority Police Force

   Continuation of Review of Parking Authority Regulations

7. New Business
   Disposition Agreement - 16th & Hoff Streets Parking Facility

   Approval of Contract Modification - Laura Hogan Design - Moscone Center Garage

   Resolution 941 - Recommending Acceptance of Bid of San Francisco Parking Co. in Response to Call for Bids for Lease of Moscone Center Garage and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder

   Resolution 942 - Approval of Change of Hours at Fillmore Annex, Japan Center Garages

   Resolution 943 - Approving Amendment of Lease with Allied Auto Parks, Inc. to Allow Temporary Use of 28 Stalls at Performing Arts Garage by Superior and Municipal Court Judges

   Approval of Second Quarterly Report

8. Public Discussion of Agenda Matters

9. Adjournment

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DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting #467

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Tuesday, March 13, 1984
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Acting Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, St. Mary's Square Garage, SF
S.E. Onorato, St. Mary's Square Garage, SF
T.D. Wosser, H.S. Degencolb Assoc., SF
Richard Stein, Allied Auto Parks, Inc., 1232 Market St., SF
Jack Baxter, Fineway Parking Co.
Richard Hashimoto, Japan Center Garages, 1660 Geary Blvd., SF
Dick Dole, Ellis-O'Farrell/Japan Center, 100 Pine St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of Regular Meeting of February 16 and Special Meeting of February 28, 1984 adopted as presented.

3. Commissioners' Questions and Matters
To Chairman's question, Mr. King explained that $5,000 to close Mission-Bartlett was due to the fact that in the original construction bid written by Conrad Assoc., there was a provision that this facility would be made available to the merchants during the holiday season. The second contract when construction was re-bid, did not contain this provision. Therefore, the contractor charged $5,000 to shut down as promised the Mission Merchants. Inquiry will be made to Conrad as to why this provision was dropped from the second spec.

Mr. King pointed out that the $5,000 change order was authorized by Margaret Brady. In 1981 at the start of the Performing Arts Garage, Jim Cheng informed that there would be a considerable number of change orders and suggested that Director be authorized to sign them up to $5,000. The resolution is unclear as to whether this authorization was for Performing Arts Garage only or for change orders generally.

The resolutions were submitted to George Wong, who agreed they are unclear. We should determine what the Authority wants and redo them. All change orders signed by Margaret Brady were to come to the Parking Authority for approval - they did not. Chair stated it was the intention of this Board that the original resolution was for Performing Arts Garage only, as $5,000 on a $5 million contract was a small amount. Mr. Wong stated that since it was believed construction would be completed prior to the Christmas Season, Conrad believed the contract was fairly worded. Chairman felt we should go after Conrad for errors and omissions since it had been discussed that the lot would be open for the merchants and asked George Wong to investigate further.

Mr. Wong stated he felt the resolution for change orders refers only to the Performing Arts Garage, since no mention is made of other garages and the second resolution is defective in that it states an amount of $10,000 and at the same time an aggregate of not more than 1/2 of 1%. Mr. King said we should have a resolution that clearly states what the Authority wants to authorize in the way of change orders. Chairman said he felt it should be a percentage of the total contract to allow the Director some latitude. Mr. King and Mr. Wong will work this out and present to the Authority at the next meeting.

Mr. King informed that, with regard to reimbursement from Forrest City Dillon for housing permits, etc., had checked our files and Redevelopment Agency files and can find no formal agreement that requires Forrest City Dillon to reimburse the Parking Authority. There is $17,000 in an account at Redevelopment belonging to Forrest City Dillon, and Mr. King will try to get reimbursement from that. A letter will be written to Margaret Brady asking her to inform us if there was such an agreement or how it came about.

Chairman mentioned that there was an article in the Chronicle regarding his wife. Mrs. Short had been called for jury duty and found she was paying more for parking than the $6 paid as a juror. Since there is a $3 Early Bird rate at Performing Arts ending at 9:30 AM, this accommodated people on jury duty.

4. Director's Report

Mr. King stated that he had sent a memo to the members regarding items on the agenda and asked if they would like this done each month so that there is a little background. He also asked if they would like a monthly memo of activities that have not come before them but "are in the mill". Chairman stated he had requested this previously and suggested it be done bi-weekly. He mentioned a letter he had requested regarding the International Hotel and was only asked today to sign it. Member Salarno stated that, as a new member, he really appreciated the memo and would like to see it continued.

Mr. King said the Authority has no way of planning in terms of parking needs and nothing that shows priorities in terms of things to be done. The Authority may want some public hearings around the City. Chair concurred that X number of parking spaces every year should be added and survey should be done of colored zones; correlate some activities with non-profit corporations. If we can get more money we can build more parking, which is sorely needed. He mentioned that our new Director has visited most of the lots and quite a few of the garages. He has made recommendations to paint outside of 5th & Mission before the convention and we are very glad to have him aboard.

Chair stated he had asked that meters be installed around the Performing Arts Garage; was informed that we had'nt heard from Traffic Engineers in reply to memo of 1/20/84.

Mr. King informed there was an item which is not on agenda. Civic Center Plaza Corporation had requested additional funds for installation of the third elevator. They need $20,000 to cover a new group control to allow the three elevators to work efficiently as a three car team. Mr. T.D. Wosser of H.S. Degencolb explained how this will work. On motion by Member Salarno, the vote was unanimously in favor of allowing this additional $20,000 expenditure.

The addendum item for $15,000 additional funds for Bush Street entrance to Sutter-Stockton was then heard. Mr. Wosser explained the relocation of offices adjoining the Bush Street entrance, including increasing the capacity of the Bush Street entrance from one lane to two, with ticket spitters. He stated that in addition to fire dampers, the building code requires smoke dampers within the ventilation system. Chairman requested a letter be sent to Building Department stating that this is only a two-man office used only for a certain period of time each day to see if the interpretation is correct. Chairman suggested that wording be that we allocate the $15,000 and leave it up to the Director to approve payment of this money and let him follow through. We might get someone to check the figures. On motion by Member Salarno, the vote was unanimously in favor.

Chairman stated he had spoken with Mr. King, who will set up a meeting with DPW, James Cheng, George Wong, and we will have a very lengthy meeting about contracts and how to resolve some of the problems of change orders. We will hold a special meeting for this. Member Salarno asked whose responsibility it is to make change orders. Chair explained that this goes back to errors and omissions, and there is a gray area. There may be things that are not in the code that should be. Mr. King stated that the problem he sees is when new construction is started the original plans go to DPW and reviewed for compliance with the code, but they don't look at things such as sufficient lighting, sufficient exhaust system, etc. No one is reviewing the plans from beginning to bid other than code compliance and garages are a unique problem. We need someone to look at the plans for sufficiency, not merely code requirements, so that when project engineer takes over he can carry out plans and go ahead without change orders.

Chairman felt we should have a proposal to the Board recommending that the Parking Authority be allowed to change hours of operation of garages without their approval. There are garages unnecessarily running 24 hours a day.

5. Report of Legal Counsel - None

6. Unfinished Business

Continuation of Discussion of Construction Change Orders

This item was put over to special meeting at the call of the Chair.

Discussion of Garage Operating Budgets

Mr. John Madden of the Controller's office has been asked to get uniform accounting procedure so that we can compare budgets. Mr. King asked if they actually adhere to their budgets or is more/less spent. Mr. King has sent copies of Expense Classification Descriptions to the attorneys for the non-profit corps. suggesting that they explore and that the Authority would appreciate comments and criticism. Mr. Newman stated he has sent them to the operators but has received no responses as yet. Mr. Dole made inquiry of their accountants and, basically, have no problems. After short discussion this matter was put over to the next meeting so we can get responses from garages.

Controller's Proposition J Certification of Off-Street Parking Lot Maintenance

Mr. King reminded that last year the Parking Authority went to Controller to ask for certification under Prop. J that maintenance and repair of off-street parking lots could be done at less cost than using City employees. This was withdrawn in order to give DPW a chance to do this work on the same schedule as presented to private people. For the coming year the same schedule has shown a 50% increase in their budget. Therefore, letters have been sent to the private companies who responded last year, asking them to update their proposals. Four have responded indicating no change in three and one has substantially reduced his proposal. Therefore, we will go back through the Prop. J. certification process with the Controller's office. Chairman stated that Mrs. Brady informed we must pay union wages. Mr. Wong advises that we must pay the highest prevailing wage, not union wages. On Member Salarno's motion, the vote was unanimously in favor of going out to bid.

Continuation of Review of Parking Authority Police Force

Mr. King stated that he has talked with George Wong and gotten a written opinion from the City Attorney, and has talked with the Police Department about possibility of using gentlemen who have been serving as unofficial and illegal control for the garages for the Parking Authority, without any ordinance justifying their existance. Received response this morning from SFPD about whether it was possible to recreated these people under the category of either special patrolmen or special police. Their response was that under the charter and ordinances of the City, there is no provision for doing that. City Attorney informs that, short of creating employees by going to Board of Supervisors, there is no way we can contract for them. Mr. King said he didn't know that there was any alternative but to terminate that group. He finds no way of avoiding that. The staff authorized issuance of shoulder patches and badges which must be withdrawn, and this organization must be terminated. Chair reminded that this Board had never authorized the formation of this group.

Mr. King reminded that this item came up while Mrs. Brady was ill. The group was formed after some very serious incidents at the Civic Center Garage and there was a need for security. He said some of this discussion goes to the question of how effective they were. He wanted to make it clear that they have done an excellent job for us and a very satisfactory job for the garages. Mr. Harvie started working at Civic Center to try to be helpful on security and the whole organization seemed to evolve from that point without ever coming to the Authority or Board of Supervisors for approval and legally authorizing the hire; therefore, have not been a legal unit although their function has been excellent. Mr. King stated that the Police Department was under the assumption that this was a legitimate operating unit - they worked closely with the Police Dept. They apparently have at least three cases pending, one of fraud at the Civic Center Garage and a couple of other arrests they have made. There is a serious question now as to whether one of those arrests was legitimate and whether or not there will be action coming back for false arrest. They made arrests based on police powers they did not have. There is a serious question as to whether they had the authority to make arrests as they did, or whether they should have made citizens' arrests. This is a particularly difficult problem.

They were paid by the non-profit corporations under contract, except at Civic Center where they were listed as attendant employees. Chair stated he brought this up because he was worried about insurance. They are presently working only at Civic Center Garage. It was decided to give two weeks notice. Chairman asked if we could have them become private contractors. Mr. King said they could get State licenses and work as guard service. Chairman Short asked if we could get them to do that, asking the garages not tc enter into any long term contracts with guard services so

that this group can be hired since they did do a good job. Chairman stated he was sorry to have to terminate them and if this had been done correctly in the beginning they would have been legal. Mr. King reiterated they have been helpful to the garages and the Police Dept., but there is no solution. To Mr. Newman's question as to whether they can continue to be paid as employees, Mr. Madden said he would refer the matter to the Legal Dept., but felt that any operating expenses of the garage are reimbursable under the lease. Mr. Newman felt the union might object to keeping them on as attendants. Chairman suggested they be terminated as of the first of the month; that they be directed to work in plain clothes for the rest of this month; that they not carry guns or wear Parking Authority shoulder patches or badges and work with SFPD. This will allow them time to seek other employment or get State licenses. Mr. King stated he would hate to see it any other way since they have worked for some time and worked well. On Member Salarno's motion, vote was unanimously in favor.

Continuation of Review of Parking Authority Regularions
Put over.

7. New Business

Disposition Agreement - 16th & Hoff Streets Parking Facility

Agreement has not been received - put over to special meeting. Mr. King stated that the agreement with the housing people with the State requires that all paper work for that project be completed before the end of this month. The agreement is that either our project or theirs must be started by the first of May. We have a pending supplemental appropriation for $610,000 that Mr. King will ask to be introduced on an emergency basis under the Charter and ask at the same meeting that it go without reference to committee because it will take about 30 days on the bid. This is to insure that they don't lose the State money for housing.

Approval of Contract Modification - Laura Hogan Design - Moscone Center Garage

Laura Hogan explained that she was asked to work on a graphics program for Moscone Center Garage which was reviewed by Margaret Brady and Ray King. They felt it was too high and Mrs. Hogan brought it down by $5,000. She was asked to do everything she could at that time to help the contractor proceed on directional signs, which had already been contracted to the sign fabricator. She has not received a signed contract to do this work and has spent about 30 hours looking at shop drawings. There were tremendous problems with sign system which was "bare bones" designed by architectural team. She was asked to come in and clean it up and is waiting to start work. Mr. Cheng said the original design included some functional signs, but no graphics to help people identify what floor they are on. He said Margaret Brady agreed to retain Laura Hogan through Conrad Associates and have her do graphics and signing work, but Mrs. Hogan said she has never been authorized to do that. Mrs. Brady asked that Laura Hogan begin without a contract. Mr. George Wong informed that Mrs. Brady was not authorized to do that. This is a question of whether a consultant can be requested to do any work without having a contract agreement which is certified by the Controller's office based on availability of funds, etc. Mr. Cheng stated that there was a time problem. Mrs. Hogan said she should have been hired when Conrad was hired. This has been the case with every project she has ever worked on for the Authority and as a result has had to put in extra time and go overtime to try to get things accomplished at the completion of construction. It is becoming increasingly frustrating and much more costly for the Authority.

Mr. King stated that there are two problems: First we are facing a time dead-

line at Moscone; the other is that if graphics weren't done, these things need to be done. He asked the Authority to approve the amendment to the contract provided that any additional work, other than what Mrs. Hogan has already done, not be authorized by Conrad until Mrs. Hogan, Jim Cheng and he have met. To Chairman's question, Mr. King informed that we have an agreement with Conrad and technically, they will hire Mrs. Hogan. This is a modification of an agreement we already have with Conrad Associates. Mr. King informed that the signing will cost $28,000 over and above Conrad's contract for $195,000. Mr. King suggested the modification be approved subject to approval of the payments by him, with the clear understanding that he intends to approve anything she's done right away and then look at the rest of it. He stated that the problem here is the same as at Performing Arts Garage: design work for the signing should be part of the original design of the garage. This was not done at Performing Arts; this was not done at Moscone; and he feels this is what is creating problems. When we get design for garage, it should include all signing. If it had been done properly at the start this would all have been in the original contract. Mrs. Hogan said it depended on when she got a signed contract whether the signs would be ready for the Democratic convention. To Member Salarno's question, Mr. Cheng replied that $20,000 was allotted for construction of signs, but total came to $28,000. to provide garage with functional signs only - not graphics. Chairman stated he was dissatisfied with the way things are presented to this board - in an untimely fashion and after the fact where deals have been cut without permission or legality. On Member Muschi's motion, vote was unanimously in favor of approval with the provision that payments be made at the direction of the Acting Director.

Resolution 941 - Recommending Acceptance of Bid of Golden Gate Parking Co. in Response to Call for Bids for Lease of Moscone Center Garage and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

Resolution 942 - Approval of Change of Hours at Fillmore Annex, Japan Center Garage

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

Chairman asked that letter be sent to Fillmore Merchants showing the losses at this facility and stating we are trying to do everything in our power to keep this facility open, asking that copy of letter be sent to Supervisor Kennedy and Ms. Mildred Burrell and Mrs. Regina Kortz.

Member Muschi stated that normally when bids were opened, a Parking Authority meeting was called and the Director made an investigation of the bidding company.

Resolution 943 - Approving Amendment to Lease with Allied Auto Parks, Inc. to Allow Temporary Use of 28 Stalls at Performing Arts Garage by Superior and Municipal Court Judges

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

Mr. King stated there are three change orders amounting to $10,334 for the Moscone Center Garage, asking that the Authority grant Director authority for one month to sign change orders not to exceed $10,500 in order not to delay them. Mr. King stated change orders should be cumulative so that we can see how much has been spent. On Member Muschi's motion, the vote was unanimously in favor of Mr. King signing said change orders.

Approval of Second Quarterly Report
Unanimously approved.

Mr. King stated he intends to question why we submit a quarterly report.

Chairman again asked for flyers to be printed and distributed in the City Hall area and at the Fifth & Mission Garage.

Mr. King stated the OSHA requirements on the elevator at Vallejo Street Garage are being reviewed and exploring the lease with Mr. Stein to get better view of what is capital improvement and what is routine repair as to why a law passed subsequent to that lease should be considered routine repair instead of our doing as capital improvement. George Wong will have opinion at special meeting; however, present lease indicates that all improvements and alterations will be done at their expense. Another paragraph talks about maintenance and repairs. Even though it's a new law, the burden does fall on him. However, case law enumerates six factors that the commission would have to consider. There are two important ones: 1. At the time of signing the lease was it contemplated that he would be involved with OSHA and elevators at some later time during the lease. 2. The same with exterior painting at $25,000 and the elevator at $7,500 is the real material change to the contract - we're talking about a lot of money in relation to his revenue.

Mr. King informed that the resolution regarding Sunday and night charges at parking lots was tabled in committee because the discussion was on Marina and not policy. It will be resubmitted.

8. Public Discussion of Agenda Matters - None

9. Adjournment
Meeting adjourned at 3:40 PM.

Respectfully submitted,

Ray King
Acting Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
468th Regular Meeting
Parking Authority

Tuesday, April 10, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call

2. Adoption of Minutes - Regular Meeting March 13, 1984

3. Commissioners' Questions and Matters

4. Director's Report

5. Report of Legal Counsel

6. Unfinished Business
   Discussion of Construction Law by Goerge Wong, Deputy City Attorney

   Continuation of Discussion of Garage Operating Budgets -
   Expense Classification Descriptions (Put over from March meeting)

   Continuation of Review of Parking Authority Regulations
   (Put over from March special meeting)

7. New Business
   Resolution 951 - Acceptance of Completed Project from Compleat Builders, Ltd.
   Mission-Bartlett Parking Facility

   Approving Appointment of Mr. Bill Wilkinson of Compton Place Hotel to Board of Uptown Parking Corp. vice Jack Podesta

   Discussion of Painting of Fifth & Mission Garage

   Parking Authority will go into Executive Session regarding Legal Matters

8. Public Discussion of Agenda Matters

9. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #468

Tuesday, April 10, 1984
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Amancio G. Ergina, Vice Chairman
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Ray King, Acting Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, St. Mary's Square Garage, SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
John Madden, Controller's Office, City Hall, SF

ABSENT John Patrick Short, Chairman
Mr. Michael Salarno

In the absence of Chairman Short, Vice Chairman Ergina called meeting to order at 2:10 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of March 13, 1984 adopted as presented.

3. Commissioners' Questions and Matters - None

4. Director's Report
Mr. King presented latest photographs of Moscone Center Garage, stating it should be open no later than May 18 and possibly as early as May 1. The mall which separates the garage from the Convention Center building is in final stages.

There are a few problems with Performing Arts Garage which will be cleaned up when Mr. Stein returns from vacation.

5. Report of Legal Counsel - None

6. Unfinished Business
Discussion of Construction Law by George Wong, Deputy City Attorney
In absence of Chairman and Member Salarno, put over to next meeting.

Continuation of Discussion of Garage Operating Budgets -
Expense Classification Descriptions (Put over from March meeting)
In absence of Chairman and Member Salarno and not having received response from Controller's office, put over to next meeting.

Continuation of Review of Parking Authority Regulations
(Put over from March meeting)
There was a question on Article 4, Section 5, which will be explored by George Wong. Put over to next meeting.

7. New Business
Resolution 951 - Acceptance of Completed Project from Compleat Builders, Ltd. - Mission-Bartlett Parking Facility
Adopted by following vote: Ayes: Members Ergina, Louie, Muschi
Absent: Members Short, Salarno

Approving Appointment of Mr. Bill Wilkinson of Compton Place Hotel to Board of Uptown Parking Corp., vice Jack Podesta
Mr. Wilkinson being out of town, put over to next meeting.

Discussion of Painting of Fifth & Mission Garage
Mr. Farlatti stated they have estimates, but have no money to proceed. Mr. Newman stated there was not enough money in the operating budget, but will work out something. Mr. Farlatti said they have estimates for painting just the Mission St. side, Mission and Fourth Street side, Mission/Fourth/Fifth, and the entire building. The entire building would cost $79,000 excluding trimming of trees which is City's responsibility, but including cleaning of interior - will take 3/4 weeks. Mr. Farlatti requested a decision on how much of the garage is to be painted, recommending the Mission and Fourth Streets sides, but stating that the Fifth Street side looks the worst and needs to be sandblasted. Mission/Fourth would cost $36,000; Mission/Fourth/Fifth would cost $48,000 or "ballpark" at $50,000. Item was deferred until next meeting.

8. Public Discussion of Agenda Matters
Mr. King reported he had been involved in a series of meetings on EIR on Sutter-Stockton expansion. Muni Railway has raised a series of objections all the way from wanting the Stockton Street entrance/exit closed, to moving the Stockton Street entrance/exit to Sutter Street, which would put Wilkes Bashford out of business. There will be another meeting on Friday and the Transportation Policy Group meets on May 1, and will have some reasonable recommendations as mitigation for the expansion. The will require expanding the time when Bush Street and Pine Street entrances are open. Over a period of time Mr. Guynn and the corporation will have to try to make Bush Street the main entrance/exit, and doing some promotion of the fact that the hours are changed, along with some signing in the garage in an attempt to discourage use of Stockton Street. Their problem involves the #30 bus turning the corner. Their secondary problem is that they would like to have all cars coming out of Stockton go through tunnel and none to be permitted to turn left. Another item is to make one of the exit lanes reversible.

At 2:30 PM the meeting went into Executive Session.

9. Adjournment
Meeting adjourned at 2:45 PM.

Respectfully submitted,

Ray King
Acting Director

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OF THE CITY AND COUNTY OF SAN FRANCISCO

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558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
469th Regular Meeting
Parking Authority

Tuesday, May 8, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

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2. Adoption of Minutes - Special Meeting March 28, 1984
   Regular Meeting April 10, 1984
   Special Meeting April 24, 1984

3. Commissioners' Questions and Matters

4. Director's Report

5. Report of Legal Counsel

6. Unfinished Business
   Discussion of Construction Law by George Wong, Deputy City Attorney
   (Put over from March 13, 1984 meeting)

   Continuation of Discussion of Garage Operating Budgets -
   Expense Classification Descriptions (Put over from March meeting)

   Findings of George Wong regarding Article 4, Section 5, of Parking Authority Regulations (Put over from April meeting)

   Approving Appointment of Mr. Bill Wilkinson of Compton Place Hotel to Board of Uptown Parking Corp. vice Jack Podesta (Put over from April meeting)

   Continuation of Discussion - Painting of Fifth & Mission Garage

7. New Business
   Request of Western Addition Parking Corp. dated March 14 to sell motorcycle and purchase electric-operated cart for more efficient use of patrol service

   Approval of Working Agreement between the Parking Authority and the City and County of San Francisco - Moscone Garage

   Discussion by Don White - Computers/Machinery in Garages

8. Public Discussion of Agenda Matters

9. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
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558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting #469

Tuesday, May 8, 1984
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Acting Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, St. Mary's Square Garage, SF
Ben Farlatti, St. Mary's Square Garage, SF
Dick Dole, Ellis-O'Farrell/ Japan Center Garages, SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Richard Stein, Allied Auto Parks, 1232 Market St., SF
W. Don White, W.D. White Co., Inc., 3427 Magnolia St., Oakland C
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Bill Wilkinson, Sutter-Stockton Garage, 330 Sutter St., SF

Chairman Short called meeting to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of special meeting of March 28, regular meeting of April 10 and special meeting of April 24, 1984 adopted as presented.

3. Commissioners' Questions and Matters - None

4. Director's Report
Mr. King reported that the six month trial period for the rates on the Fillmore Annex of the Japan Center Garage is now up for review and is on the Finance Committe calendar May 9. Mr. Dole reported that they are now receiving $4,000 a month from Kaiser for 65 spaces at $55 monthly. He felt that the rates should continue since they are parking about 25 cars a day. Mr. King stated that, if there was no objectic he would recommend a continuation of the rates for an additional six months. There was no objection.

Mr. King introduced Mr. Sergio Hernandez, who is the new Senior Accountant for the Parking Authority. Mr. Hernandez was welcomed by the Members.

Mr. King stated that the Prop J certification for the cleaning of parking lots

was sent back to committee by the Board of Supervisors because the Unions are objecting to the fact that there is nothing in Prop J stating that Union people must be hired or that Union wages must be paid. The Unions will have a chance to come in before the Finance Committee.

Mr. Short requested that the Director go to the lots one or two evenings to see what time the people arrive to clean the lots and how much time they actually spend there. He stated that he has been at lots at 11:45 and no one showed up. His feeling is that it does not take an hour to drive across town at 11 PM.

5. Report of Legal Counsel - None

6. Unfinished Business

Approving Appointment of Mr. Bill Wilkinson of Compton Place Hotel to Board of Uptown Parking Corp. Vice Jack Podesta

Unanimously approved.

Continuation of Discussion of Operating Budgets - Expense Classification Descriptions

It was unanimously agreed to adopt the Expense Classification Descriptions with the following amendment: If any category of the budget will exceed 12% of the amount authorized, prior approval of the Parking Authority must be obtained for the increase. It will not be necessary to obtain Parking Authority approval if the dollar amount is less than $2,000 even though the 12% figure applies. It was felt that this system will provide better control of over-budget expenditures and give a better opportunity to review and compare the non-profit corporation budgets.

Painting of Fifth & Mission Garage

The Parking Authority was unanimously in favor of painting the garage one color on all four sides, for which a bid of $79,000 has been received. Chairman made a motion that this be approved on the condition that it be completed in time for the Democratic Convention. Mr. King agreed to get the trees trimmed.

Findings of George Wong regarding Article 4, Section 5, of Parking Authority Regulations

Mr. Wong reported that the Mayor can remove a member of the Parking Authority, without cause, with the consent of the Board of Supervisors. This language is in the State Law. The Parking Authority Regulations were unanimously approved.

Discussion of Construction Law by George Wong, Deputy City Attorney

Mr. Wong stated that since there is a potential for a series of lawsuits, he felt this should be discussed in Executive Session. This will be accomplished at the next Parking Authority meeting.

7. New Business

Request of Western Addition Parking Corp. dated March 14 to Sell Motorcycle and Purchase Electric-Operated Cart for More Efficient Use of Patrol Service

Unanimously approved.

Approval of Working Agreement Between the Parking Authority and the City and County of San Francisco - Moscone Garage

Mr. King stated the Parking Authority is in a unique position of being a State Agency in the City and County of San Francisco. He informed that the Parking Authority sold bonds and, as owner, leased the garage to the City. The Authority

cannot operate without a formal Working Agreement. This agreement permits us to operate the garage on behalf of the City. Unanimously approved.

Chairman Short asked Mr. James Cheng about a proposal regarding finishing the Moscone Garage in something other than paint. Mr. Cheng explained that this came about at the suggestion of the owner of the building next to the garage, stating the material suggested is similar to a stucco finish, much thicker than paint. The architect's recommendation is that it is more durable and will last longer than paint. Mr. Cheng asked the contractor to make a proposal, which amounted to $32,000. Mr. Cheng felt that if the Parking Authority had to pay this amount, it was not a feasible way to go because the garage would have to be painted again. However, in talking with the neighboring owner he has offered to subsidize the cost of painting in the amount of $10,000. The Parking Authority has budgeted $13,000 for painting exterior, making a total of approximately $45,000. Mr. Cheng informed this finish is guaranteed for six years, but should last longer. The cost for three sides would be about $25,000. The Parking Authority was unanimously in favor of doing the entire building, if it did not delay the opening of the garage.

Discussion by Don White - Computers/Machinery in Garages

Chairman again requested advertising monthly parking at Fifth & Mission and Performing Arts Garages after the Democratic Convention.

Members and Don White then proceeded to the Civic Center Garage to examine and discuss the new computerized equipment.

8. Public Discussion of Agenda Matters - None

9. Adjournment

Meeting adjourned at 2:45 PM.

Respectfully submitted,

Ray King
Acting Director

COPIES OF ABOVE MENTIONED DOCUMENTS ON

FILE IN OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
470th Regular Meeting
Parking Authority

Tuesday, June 12, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call

2. Adoption of Minutes - Regular Meeting of May 8, 1984

3. Commissioners' Questions and Matters

4. Communications
   Copy of Letter dated May 18 from Kouey Mane Pan to Paul Newman re Lease Civic Center Garage

   Letter dated May 20 from Paul Newman re Budget - Civic Center Garage

5. Director's Report

6. Report of Legal Counsel

7. Unfinished Business
   Final Approval - Painting of Fifth & Mission Garage

   Resolution 956 - Approving Deviation of Rates at Performing Arts Garage

   Resolution 957 - Approving Art Enrichment - Moscone Center Garage

   Ratification of Previously Approved Change Orders - Moscone Center Garage
   Review of Art Enrichment - Performing Arts Garage

8. New Business
   Appointment of Director of Parking Authority

   Discussion of Expansion of Ellis-O'Farrell Garage

   Discussion of Expansion of Fifth & Mission Garage - Report by Paul Newman

   Discussion of Modernization of Civic Center Garage

   Request from Sutter-Stockton Garage for miscellaneous striping, stenciling and installation of chain link fence for areas used for motorcycles and compact cars - not to exceed $3,000

   Resolution 953 - Approving and Adopting Marshall Square Parking Plaza Legal Documents and Recommending Authorization to Lease

   Resolution 954 - Approving and Adopting Moscone Center Garage Legal Documents and Recommending Authorization to Lease Commercial Space

   Resolution 955 - Approving and Adopting Performing Arts Garage Legal Documents and Recommending Authorization to Lease Commercial Space

   Approval of Third Quarterly Report

9. Public Discussion of Agenda Matters

10. Executive Session

11. Appointment of Archtect for Performing Arts Garage Commercial Space

12. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting #470

DOCUMENTS DEPT.
AUG 15 1984
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PUBLIC LIBRARY

Tuesday, June 12, 1984
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Achille H. Muschi

Authority Staff: Ray King, Acting Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard Stein, Allied Auto Parks, 1232 Market St., SF
Dick Dole, Ellis-O'Farrell/Western Addition, SF
Ben Farlatti, St. Mary's Square Garage, SF
Larry Litchfield, DPW/BBI, 450 McAllister St., SF
Mark Rand, DPW-Traffic Engineering, 460 McAllister St., SF
Jo Hanson, Art Commission, 45 Hyde St./201 Buchanan St., SF
Jim Hayden, ABM Parking, SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Tom Wosser, A.J. Degenkolb Associates, SF
Stephen V. McNamara, System Parking, Inc., 619 S. New Hampshire, Los Angeles CA 90005
Charles Holt, System Parking, Inc., 833 Bryant St., SF
Laura Hogan, Laura Hogan Design, 717 Market St., SF
Jill Manton, SF Arts Commission, 45 Hyde St., SF
Peter Pan, Larry Barrett, Inc., 1298 Howard St., SF

ABSENT Mr. Francis H. Louie
Mr. Michael S. Salarno

Chairman Short called meeting to order at 1:50 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of May 8, 1984 adopted as presented.

3. Commissioners' Questions and Matters - None

4. Communications
Copy of letter dated May 18 from Kouey Mane Pan and letter dated May 20 from Paul Newman: Mr. King stated it is budget time and Mr. Pan has question, since they are under termination notice, about the coming year. Mr. Newman has requested that 1/12 of last year's budget for each of the remaining months of the present

operator's agreement be approved. All in favor.

5. Director's Report - None, due to length of agenda.

6. Report of Legal Counsel - None

7. Unfinished Business

Final Approval - Painting of Fifth & Mission Garage

Mr. King reminded that at the last meeting Authority passed motion in which was a caveat that painting had to be completed by July 15. He asked that Authority amend that resolution to provide that "every good faith effort must be made on the part of the non-profit corporation to finish by July 15" and putting a substantial penalty on contractor for failure to perform. There is a $1,000 per day penalty. All in favor.

Resolution 956 - Approving Deviation of Rates at Performing Arts Garage
Approved by following vote: Ayes: Members Short, Ergina, Muschi
Absent: Members Louie, Salarno

Resolution 957 - Approving Art Enrichment - Moscone Center Garage

Mr. King stated we are subject to Code and Charter requirements for art enrichment at this garage. The prospectus shows $53,512 for this purpose. Jill Manton discussed the art enrichment and artists that have been selected. There will be 3 articles, one at the front facade as you enter garage will be a red Fiat Spider done in art form by Dustin Schuler at a total cost of $12,500 including transportation, installation and any insurance required. In the elevator lobby there will be 3 auto imagery oil paintings by Dan Rice at a cost of $7,000. They will have protecting plexiglass covers. The outside mall area still has some issues to be determined. There will be a sculpture in either bronze or ceramic, 5' to 6' high. The total cost for Phase I Art Enrichment is $29,675. Mr. King pointed out that the release of funds for art enrichment does not include funds for the sculpture at this time. The Parking Authority has been requested by the Art Commission to allow some additional money for the base of the sculpture. We are considerably under the code requirement of 2% of construction cost.

Adopted by following vote: Ayes: Members Short, Ergina, Muschi
Absent: Members Louie, Salarno

Review of Art Enrichment - Performing Arts Garage

Mr. King informed that City Attorney advises in this case the Parking Authority has the right to approve art enrichment, which it does not in the case of Moscone Garage. The Parking Authority is an agency created under State Law and not subject to requirements of the Administrative Code concerning art enrichment. However, he recommends that we attempt to live by rules of City. In this case we should be specifically approving work that is recommended. The work about to be shown was reviewed by all Performing Arts Center groups and they are unanimous in their approval. Jill Manton of the Art Commission stated the work will be 2 bronze figures 12' in height fabricated out of 3" thick bronze, with black patina, highly polished, weighing 600 pounds. Miss Manton introduced Jo Hanson of the Art Commission, who gave a very comprehensive discussion of the art work. She said the artist is Joan Brown. The figures are done in "Bay Area Figurative" and the artist was told to tie them in with the very fine building and its function, and enhance its architecture. One figure depicts a boy with a flute, the other a girl with mandolin.

Chairman Short said that since the figures will be in bronze and it weathers and they will be on the side of the building, he asked about maintenance and polish. Ms. Hanson said that bronze will sustain itself and darken and get a patina. She said the figures will be positioned in such a way that drainage from the sculptures will not fall on the building.

Chairman Short asked what happened to the Bufano statue that was recommended by this Authority for the plaza area. Mr. King explained that originally it was thought that the art enrichment for the Performing Arts Garage was totally separate and under control of the Art Commission. Just recently the City Attorney ruled that it is not. Negative response was received from the Art Commission at the time and they proceeded to go ahead with what they felt was suitable. There was also the problem of stacking of traffic on Grove Street and Franklin and a very small use of the Gough Street entrance. Mr. King is working to put a car cut at the end of Grove Street so people can proceed down Grove and use the Gough Street entrance. Chairman stated this has come up in the last 30 days, feeling that the Authority had recommended a Bufano statue and it should have at least been considered. Ms. Hanson stated that their instructions indicate that when selecting art in collaboration with another agency in the City, they work with them toward seeking their approval. As to the Bufano, she personally felt it was a good thought and if it is pursued, it must be kept in mind that it must be high enough not to be within reach of vandals.

Chairman asked if there was guarantee on materials and if there was staining on the building. Ms. Manton replied that clauses are included in the contract with the artist that work must be guaranteed for certain period of time. Chairman requested an annual check for the first three years that the material will look as presentable after that time so the work will not have to be done over again. He asked for a clause in the contract that rain run-off will not stain the building.

Mr. King pointed out that there is a balance of $40,500 passed by the Board, for release. Jill Manton mentioned a supplemental for $1,300. Mr. King said he would have to look at the books, but expected Authority could ask for it.

Approved by following vote: Ayes: Members Short, Ergina, Muschi
Absent: Members Louie, Salarno

Ratification of Previously Approved Change Orders - Moscone Center Garage
Change orders Nos. 26 through 32 were unanimously approved.

8. New Business

Appointment of Director of Parking Authority

Appointment of Ray King as Director of the Parking Authority was unanimously approved. Chairman Short stated he felt there has been a great improvement in the operation of the Parking Authority, that Mr. King is doing a great job, and thanked him for taking the position.

Discussion of Expansion of Ellis-O'Farrell Garage

Mr. Dick Dole, Attorney for the Ellis-O'Farrell Parking Corp., stated that basically they are looking for a resolution on policy supporting expansion of the garage. Given confines of present building, would provide additional 207 spaces on continuing quasi-attendant parking operation. Not asking that any specific plan be approved, even though have gone fairly far on a specific plan. Merely looking for support for their Board's proposal in proceeding with an expensive program. Mr. Dole said they have ongoing problem derived out of Prop. S - they continue to contend that Prop. S does not apply, and will not have sufficient money to pay the tax

which is running about half million dollars per year. Payment of this tax would take the garage into the red and would not permit any excess revenues to pay for any garage expansion. Review would require determination of how expansion is to be funded. Looking at cost and engineering of about $2.1 million or about $12,000 per stall. Asked how that will be financed. Thinks that revenues from expansion would provide sufficient funds to amortize and would have to engage conultant to tell them best way to package financing program - or some other program - or one of other garages that has extra money. If City Attorney's office can agree that Ellis-O'Farrell is separate, would resolve whole problem. Prop. S applies to garages that are constructed; Ellis-O'Farrell is acquired.

Another thing to be resolved - work out something between Ellis-O'Farrell, Mayor's office, Tax Collector and City Attorney to clarify intent of that proposition. First step would be meeting with Tax Collector to seek clarification of this Authority's position as to the expansion program. A requirement would be that as part of resolution of the tax question, they would be permitted to expand the garage. They would be agreeable to turning over all excess revenues to City, after operating costs, debt service, provided permitted to devote revenues for that expansion. If City agrees with position that they are not subject to tax, could proceed independently.

Chairman Short stated the Authority would like to see the expansion of the garage but has some concern with engineers involved. Mr. Dole explained they had to see what they could do in terms of expanding the garage; this goes back 3 years. Chairman Short stated that before bonds are issued, would like to go through fullest case for borrowing money from other garages. Surplus in other garages could be used on this. Mr. King said a letter has been sent to Dean Macris, urging that this expansion should be considered as part of the Downtown Plan.

Discussion of Expansion of Fifth & Mission Garage - Report by Paul Newman

Mr. Newman stated that approximately a year ago they were asked by Margaret Brady to expand Fifth & Mission, to put commercial on Mission Street side, as well as adding an extra level on top of the garage. Tom Wosser of Henry Degenkolb, who designed the garage initially, prepared an open letter. Provides for 2 changes - take out first and second level, ground level commercial and remove 120 stalls for commercial - remove monolithic appearance of garage. Putting in commercial would bring more commerce and people into area. Cost as of last year $1,515,000 estimate. First phase would involve shoring up garage. Additional 660 stalls would cost approximately $4,970,000 - last year's figures. Total $5,485,000 to do both at same time, which is prudent to do. However, problem is financing; straining to the limit to paint in advance of Democratic Convention; used about every penny in surplus funds. Looking for ways to finance. Group of private citizens looking at possibility of taking over development of commercial space. Another way is borrowing from Sutter-Stockton or any other place, or doing bond issue. Sutter-Stockton has approximately $9 million in surplus funds - $6 or $7 million committed to its expansion survey - committed another million to City when they go to bid, which will happen by the end of summer. Mr. Newman stated it will probably take a couple of years to go through City Planning. Have agreement with Mayor, outside of Sutter-Stockton agreement, in event Gann amendment doesn't pass, that she will consider use of additional surplus that Sutter-Stockton generates for other downtown purposes. Working toward that end. When Sutter-Stockton is in construction may not generate funds quite as fast.

Chairman stated that all commissioners agree that we expand, especially in downtown area. No land available for purchase. Hopes plan will go in as soon as

possible. Would like to see two sets of plans - one for expansion, one for commercial.

Discussion of Modernization of Civic Center Garage

Mr. King stated letter had just been received from Paul Newman. He and Chairman met with Tom Wosser and Mr. Newman. Recommend $73,900 be approved with $7,600 for security doors, subject to Director's approval after clearances are obtained for signs. Chairman noted that proposal didn't include professional services. Scope 2: $338,000 - last estimate down to $280,000. Mr. King stated that with professionals the proposal is around $320,000 - staff will have further recommendation for reduction. Many problems go to stairwells where people urinate - should be closed off at ground level. Chairman said $280,000 is lot of money to take operating garage and re-do it. Estimation of construction work includes markup of 25%. Mr. Newman stated this has been going on for some time; about year ago was requested to make garage first class facility. Asked Degenkolb and Laura Hogan to bring up to level of Sutter-Stockton. Laura Hogan then gave presentation re signing. Chairman said money from this garage goes to Recreation & Park - approximately $20,000 per month. While work is in progress, Rec & Park will get minimal. We are talking about a lot of money that will not affect this Commission; it will affect another Commission. Should go over items to see where they can be cut.

Mr. Wosser said there are garages all around country with no paint, no signs - they work - reach a solution on how far you want to go. Last meeting talked about areas that could be reduced from total estimate. Considered those items. Chairman objected that large amount of money being spent on decor - could never do this in his business - this is decor not maintenance. Laura Hogan stated that by changing from medium gray to bright white, will greatly increase light level and will affect how people feel in that environment and will affect output of lighting - with this one measure alone, safety problem would be greatly reduced. Mr. King said staff feels that on construction security doors are limited to exit only and signs are needed to direct prople to elevator. Would recommend general construction items. Illuminated signs on exterior exits require approval of Rec. & Park and Art Commission. Staff recommends at this point we separate cost and contract signs. Approve those and develop balance of that area until such time as other commissions have had look at and taken action. Laura Hogan said to return and contract signs would be about $200 each - 6 of them $1,200. In several meetings conclusion was reached that we should keep stairways open during day and closed at sunset. Door at landing will have one-way hardware. Mrs. Hogan said she had spent many hours at garage trying to get feel of it and was approached by many people asking directions; 4-color maps would be great service to customers and general public. Mr. Newman said from Monday - Friday, 6 AM - 6 PM 2/3 percentage is daily business; 66% is people using garage from Monday thru Friday in daytime. Mr. Newman said City has not been involved in any major suits since 1958 where we experienced any major financial losses.

Mark Rand said we could probably live with the existing signs. If you want to go into different system, that proposed by designer is good system. He didn't know that there was anything cheaper. Exit Only sign could do job. There are some minimal column graphics there now. If you are economically minded you could live without, but what is being proposed is not out of line. Floor graphics that are in place can be used. To make it look right, it can be restriped. Painting old garage is about 1/2 cost between painting and graphics - $100,000 for painting, $100,000 for graphics. Mrs. Hogan said garage is focal high point of Civic Center - directly in front of City Hall and should be source of pride.

Chairman said this money would be better spent opening new parking. We have been operating garage and now suddenly going to spend for signing. Personally cannot see it. Chairman stated they have been asked to vote on this individually. Stated he would like to see restrooms done "tomorrow". In lieu of spending months of revenue, maybe put cap of $125,000 on this proposal. Dr. Ergina stated help was needed from the Director: what are we looking for; esthetic because it is at City Hall or for a clean place to park. Had many comments that garage is filthy. Mr. King said we are probably looking for combination of both. Need to be cognizant of fact garage is located where it is and do a little different treatment. Two items $28,500 that we are not final decidors - Rec. & Park needs to approve, Art Commission needs to approve. $12,000 on stairway signs have to go to Art Commission; free-standing sign has to go to Baord and Rec. & Park and Art Commissions. Those total approximately $29,000 - we are not prepared to act on today. Perhaps should look at some things in terms of responsibility of Parking Authority. General construction needs to be done. Rec. & Park in total agreement repainting to be done this year. Roughly $180,000. Balance all contained in graphics - cannot recommend we approve in terms of doors until we know what comes back from other two agencies. Exit sign is on Rec. & Park property.

Mr. Newman stated that when we say we are taking money out of Rec. & Park pocket, basically comes out of General Fund. Different garage treated differently - never any question about painting Fifth & Mission. Rec. & Park has been receiving money all these years.

Mr. King said time should be spent with Mark Rand and Laura Hogan in going through the garage, and do things in terms other agencies are involved - we should allow them to proceed in terms of timing. Should not go on if Art Commission and Rec. & Park Commission not supportive. Mr. Wong stated there is a problem in telling non-profit corporation to go further with whatever work is required - Controller cannot pay until there is a resolution - won't pay for work already done without a resolution. Mr. King recommended it be put on agenda to be acted on at next meeting. Mr. Newman suggested going to Rec. & Park and Art Commission - see what they have to say. Chairman agreed as long as there are no costs involved. Asked that at next meeting they be informed how much money has been spent on this project.

Request from Sutter-Stockton Garage for miscellaneous striping, stenciling and installation of chain link fence for areas used for motorcycles and compact cars - not to exceed $3,000

All in favor.

Resolution 953 - Approving and Adopting Marshall Square Parking Plaza Legal Documents and Recommending Authorization to Lease

Adopted by following vote: Ayes: Members Short, Ergina, Muschi
Absent: Members Louie, Salarno

Resolution 954 - Approving and Adopting Moscone Center Garage Legal Documents and Recommending Authorization to Lease Commercial Space

Adopted by following vote: Ayes: Members Short, Ergina, Muschi
Absent: Members Louie, Salarno

Resolution 955 - Approving and Adopting Performing Arts Garage Legal Documents and Recommending Authorization to Lease Commercial Space

Adopted by following vote: Ayes: Members Short, Ergina, Muschi
Absent: Members Louie, Salarno

Approval of Third Quarterly Report
Unanimously approved.

9. Public Discussion of Agenda Matters - None

10. Executive Session
Meeting adjourned for Executive Session at 4:25 PM. Reconvened at 4:35 PM.

11. Appointment of Architect for Performing Arts Garage Commercial Space
Director discussed with Norman Karasick, City Architect, need for architect. Recommended Pflueger Associates. Mr. John Caproni of that firm discussed their extreme interest in being involved and gave background. Mr. King stated that on basis of Mr. Karasick's recommendation and having gone through old remodeled building they have fixed up, he was very happy to support Mr. Karasick's recommendation. Mr. King stated have approximately $30,000 on the basis of prior estimates and $186,000 for construction at this point, subject to recommendation of this firm. Director explained we will go out to bid to get tenants before construction to make sure we have tenants, which is concern shared by Mr. Wallace Wortman, Director of Property. Mayor wants commercial space. Have responsibility of not building shell, given low ceiling and 19' depths, without knowing in advance that someone will bid. Because it was not in original design, agreed should go out for minimum rent per square foot to insure demand. Will build two units of commercial space. If Mr. Wortman did not recommend what came in, given Mayor's feeling that commercial should be there, would go back and tell her this is not economically feasible, and does she still want it. Kimball's expressed interest in putting deli in first 1,800 square feet - on other side drug store that has serviced Ballet at 18th & Geary has expressed interest. Ballet wants them there.

Mr. Wong asked if we are going to execute contract with Pflueger before or after bid. We need draft contract - need proposed contract from Pflueger. Mr. King stated Mr. Caproni will come back with cost of design and construction. Unanimously approved.

12. Adjournment
Meeting adjourned at 4:40 PM.

Respectfully submitted,

Ray King
Director

COPIES OF ABOVE MENTIONED DOCUMENTS ON

FILE IN OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
471st Regular Meeting
Parking Authority

Tuesday, July 10, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting June 12, 1984

3. Commissioners' Questions and Matters

4. Director's Report
   Budget Hearing - Board of Supervisors

5. Report of Legal Counsel

6. Unfinished Business
   Continuation of Discussion - Modernization of Civic Center Garage

   Ratification of Previously Approved Change Orders - Moscone Center Garage

7. New Business
   Discussion of Budgets:
   Civic Center Garage
   Ellis-O'Farrell Garage
   Fifth & Mission Garage
   Golden Gateway Garage
   Japan Center Garages
   Portsmouth Square Garage
   Sutter-Stockton Garage

8. Public Discussion of Agenda Matters

9. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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ADDENDUM TO

PARKING AUTHORITY AGENDA

MEETING OF JULY 10, 1984

1. Resolution No. 959 - Supplemental Appropriation from the Off-Street Parking Fund in the amount of $112,500 for Contingencies and Reserves - 16th & Hoff Streets

2. Resolution No. 960 - Approving Construction Funds for Civic Center Garage Modernization

July 6, 1984

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #471

Tuesday, July 10, 1984
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
George Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, St. Mary's Square Garage, SF
Richard Hashimoto, Japan Center Garage, SF
Gordon Grainger, CS Monitor
Peter Pan, Larry Barrett, Inc., SF
Richard Guynn, Sutter-Stockton Garage, 444 Stockton St., SF
Laura Hogan, Laura Hogan Design, 717 Market St., SF
Richard Stein, Allied Auto Parks, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Dick Dole, Ellis-O'Farrell/Japan Center Garages, SF
David A. Pansini, The Parking Place, 185 Berry St., SF

Chairman Short called meeting to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of June 12, 1984 adopted as presented.

3. Commissioners' Questions and Matters
Put over to end of meeting.

4. Director's Report
Director reported that the Parking Authority budget went through Finance Committee with no problems. He said the full budget was presented to the Board yesterday and will be taken up on the 23rd, adding that there is $2.35 million in capital budget for Lombard Street Garage, and there will be sufficient funds including what we have already appropriated.

Director said 16th & Hoff Streets bids were opened and there will probably be a special meeting of the Authority to recommend award once it has cleared Human Rights Commission. The bid came in over the original supplemental appropriation approved, not including contingencies, engineering or art enrichment. The Authority has received a check for $75,000 for developer's share of cost for re-enforcement of their area. This money has gone to the Off-Street Parking Fund.

Chairman asked if CAO included in budget $1.3 million owed Parking Authority so they can start paying. Director will write another letter.

Director reported that expansion of Sutter-Stockton was finally approved by Planning Commission.

Director stated had received request for change of rates from Golden Gateway and plans to put change of rates on next month's agenda. In all City garages downtown all-day parking rate is low compared to private and if transit first policy still exists we should adjust the high side of rates. However, he will talk to each garage operator first.

Ben Farlatti reported that painting of Fifth & Mission is on target and should be completed Thursday. He complimented the contractor, who is doing an excellent job.

5. Report of Legal Counsel - None

6. Unfinished Business
Continuation of Discussion - Modernization of Civic Center Garage and Resolution 960 - Approving Construction Funds for Civic Center Modernization (From Addendum to Agenda)

Director reported he went through Civic Center Garage with Laura Hogan, Tom Wosser and Mark Rand and it is their recommendation that all construction items be approved. A letter dated July 3, 1984 was received from Rec. & Park Dept. recommending that, with two stipulations, the work be done as soon as possible, requesting that to the extent possible the work be done out of surplus funds. Director stated that all work above ground will have to be approved by Parks & Planning. He has requested Mr. Newman to do a design on the four stairwells bringing them up to Plaza level. Mr. King recommended approval of all of the general construction with the stairway security door item being approved subject to specific approval of the Director so that if possible, we will put up four small buildings and have doors brought up to the level. The full amount was recommended on construction. Director went over all signing with Laura Hogan and Mark Rand. It was felt the present signing is very unsatisfactory and Director recommended all of the signing except the free-standing exit sign, as they must go back to Rec. & Park for approval. Director felt that on all items above ground, Parking Authority should approve with a hold pending approval of Rec. & Park. On the other interior illuminated signs, column graphics and painting, Director recommended approval.

After presentation by Laura Hogan and lengthy discussion, Chairman felt the cost was exorbitant, some of the work unnecessary and some of the problems not being addressed. The vote was:

AYES: Members Ergina, Salarno
NOES: Members Short, Louie, Muschi

(See subsequent action in these minutes.)

Resolution 959 - Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $112,500 for Contingencies and Reserves - 16th & Hoff
Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi, Salarno

Ratification of Previously Approved Change Orders - Moscone Center Garage
Change orders Nos. 33 thru 37 unanimously approved. Chairman questioned change order #36. Mr. Cheng will write letter of explanation.

7. New Business

Discussion of Budgets:
Civic Center Garage
Ellis-O'Farrell Garage
Fifth & Mission Garage
Golden Gateway Garage
Japan Center Garages
Portsmouth Square Garage
Sutter-Stockton Garage

The budget for each of the garages was reviewed and discussed individually and unanimously approved.

Member Salarno felt the Parking Authority had moved in the right direction in trying to get some kind of idea of what the budgets are and what the expenses are based on, and to have uniform budgets as this obviously reflects back on the whole Board. Mr. Ben Farlatti stated that Ray King had a fantastic idea and hopes that he would follow through on a blanket or umbrella type of insurance for the garages, feeling that this would save a tremendous amount of money. Director stated he had received the insurance from each of the garages and they have been sent to the Risk Manager for review, with the idea of packaging insurance for each garage and with each garage being identified as to the premium cost so that we can relate it back to each garage. The fidelity bond, garage keeper's liability and workman's compensation has to be done by the operators. The best estimate is that we can have up to a 50% reduction by combining insurance. We will also try to work in the garages run directly by the Parking Authority.

Chairman stated that in the Parking Authority budget in years past there was nothing for repair and maintenance of surface lots. Obviously they must be re-striped. Fifth & Mission had gone 15 years without being painted and this is not good business. We should start putting money away for maintenance and upkeep. Chairman felt we need to "get a handle" on the operation of the garages, stating we have had discussions with the Controller's office and they tend to give us authority to approve in a general sense. Chairman stated we are looking for a drastic change in the Parking Authority over the next year and this is one of the items we will try to change. Director stated letter had been written to Controller asking for specific authority on the budgets and the Controller did not say the Parking Authority should not be doing this.

Chairman Short returned to the subject of the Civic Center Garage, stating that if the members were polled they all would like to see something done there. He felt that we must get into the maintenance problems - that they keep the place clean - if we spend $9,000 to clean walls. He felt the lighting needed to be improved. Mr. Newman stated that at this late date, in connection with another problem at Civic Center which he is trying to work out, he read through the documents this morning and found that submissions to the Parking Authority does not seem to be the due course of things, and asked to put over the Civic Center matter until he and Mr. Wong can work things out about where the appropriate approvals come from. Chairman stated that he would very definitely be against circumventing this Board, stating that we want a good functional garage but we don't want a Taj Mahal. He said that a special meeting could be held to get started on some individual items and perhaps get started on painting. He felt that painting new rate signs was not necessary since rates change. He stated he would rather spend half a million dollars and have the problem solved rather than just doing a cosmetic paint job. He again told Mr. Newman that if he was trying

to circumvent this Board he would do all possible to stop that.

Mr. Newman stated he was not trying to circumvent this Board but trying to establish the correct procedure because there are people offering presentations who don't get any compensation for their time and effort and would like to find a way things could be done so that everyone is satisfied. Chairman stated he would like to see the one resolution broken down into separate resolutions, feeling that everyone will vote for washrooms and painting but $108,000 for graphics does not eliminate the problem. A special meeting will be called when the items are broken down. It is agreed that the garage needs painting and the washrooms need renovating, but disagree on spending so much for signing. We want to go to the Board only once and could approve a lump sum up to even $350,000 and spend it as this Board approves it.

Director informed that this item does not have to go to the Board since the money will come from the non-profit corporation. Mr. Newman explained that the Controller originally authorized them to spend $250,000 over three years so that it would not cut too heavily into their income. Director suggested this be acted on with the exception of the doors, thus eliminating $66,300 based on possibility that designing will be done bringing doors up to the first floor, letting the vote stand on the graphics item. Mr. Newman stated it was his understanding the entire garage would be painted with graphics stenciled on the colums.

Chairman reintroduced item with the deletion of $7,600 for the doors and approving the painting at $105,000 and $66,300 for construction. Member Muschi so moved, seconded by Member Ergina. Motion was approved by following vote:

Ayes: Members Short, Ergina, Louie, Muschi, Salarno

Commissioners' Questions and Matters

Chairman stated that the ceiling at Moscone Garage was not painted and there is not an adequate seal on the concrete where oil is discoloring the cement and running through from one floor to the next. Director stated he had spoken to Jim Cheng and will get a written report. Chairman also stated they have not been able to get pay telephones.

Chairman asked when there will be some publicity on the opening of Mission-Bartlett and Moscone Garage. Director stated it is the intent of the operator to do it at Moscone the week following the convention. There will be a formal dedication and plaque put up. He stated Mission-Bartlett is a little more difficult since at this point the Mission Merchants are not particularly interested in participating. Something may be done after the groundbreaking for the housing.

Chairman suggested a press release stating we have created 1,907 new parking spaces in the last two years, after seven years of nothing - in fact having lost some.

Mr. Farlatti informed that the planter boxes at Moscone are draining directly on the deck, which will create problems. Mr. King will follow up.

Member Salarno asked about the possibility of all the members taking a day sometime this summer to visit all the parking lots. Director will follow up. Member Salarno also asked about visiting the garages.

Member Ergina stated he received a telephone call from one of the directors of Fifth & Mission stating they are very happy about the painting and introducing the subject of putting up murals at no expense to the Authority, but through some grant funds which are being used in some areas, asking that the Parking Authority entertain some thoughts of beautifying the garages starting with Fifth & Mission. Director stated we still have some suggestions on murals and locations from last year and perhaps they can be looked at. Chairman stated that where there are murals, vandals tend not to spray paint graffiti.

8. Public Discussion of Agenda Matters - None

9. Adjournment
Meeting adjourned at 3:30 PM.

Respectfully submitted,

Ray King
Director

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ON FILE IN OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
472nd Regular Meeting
Parking Authority

Tuesday, August 14, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting July 10, 1984
Special Meeting August 3, 1984

3. Commissioners' Questions and Matters

4. Director's Report

5. Report of Legal Counsel

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6. Unfinished Business
Request dated July 20, 1984 from Civic Plaza Parking Corp. to Expend $10,000 for Schematic Drawings and Construction of Enclosures for Four Stairwells in Civic Center Garage, and Approval of Request from Civic Plaza Parking Corp. for Signing and Graphics in the Amount of $53,800.

Resolution 962 - Recommending Acceptance of Bid of San Francisco Parking, Inc. in Response to Call for Bids for Lease of Marshall Square Parking Plaza and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder

Resolution 963 - Acceptance of Bid of Kimball Allen and Bid of Morris N. Baskin & Myrtle L. Baskin & Jason H. Baskin in Response to Call for Bids for Commercial Leases at the Performing Arts Garage and Awarding of Said Leases to Said Bidders as the Highest and Best Responsible Bidders

Approval of Contract Between Parking Authority and Pflueger Architects for Construction of Commercial Spaces at Performing Arts Garage

Resolution 965 - Supplemental Appropriation in the Amount of $126,500 for Construction of Commercial Space at Performing Arts Garage

Resolution 966 - Recommending Acceptance of Bids for Leases of Commercial Space at Moscone Center Garage

Ratification of Previously Approved Change Orders - Moscone Center Garage

Resolution 967 - Awarding Construction Contract for Double Decking 16th & Hoff Public Parking Facility to Leonard Salomon, Inc. as the Lowest Responsible Bidder

7. New Business
Request dated August 2, 1984 from Ellis-O'Farrell Parking Corp. to Expend $50,000 Maximum for Full Design of Ellis-O'Farrell Garage Expansion by H.J. Degenkolb

Resolution 964 - Approving and Adopting Vallejo Street Garage Legal Documents and Recommending Authorization to Lease

Adoption of Parking Authority Fourth Quarterly Report

8. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting #472

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Tuesday, August 14, 1984
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie

Authority Staff: Ray King, Director
George Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Charles Holt, System Parking, 833 Bryant St., SF
David Cain, System Parking, 833 Bryant St., SF
Peter Pan, Larry Barrett Parking, SF
David J. O'Connor, Larry Barrett Parking, SF
Ben Farlatti, St. Mary's Square Garage, SF
Dick Dole, Ellis-O'Farrell/Japan Center, SF
Richard Stein, Allied Auto Parks, Inc., SF
Geoffrey Adams, Pflueger Architects, 165 10th St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard Guynn, Sutter-Stockton Garage, 444 Stockton St., SF

ABSENT Mr. Achille Muschi
Mr. Michael Salarno

Chairman called meeting to order at 1:40 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes

Minutes of regular meeting of July 10 and special meeting of August 3, 1984 adopted as presented with the following exception. Chairman Short requested minutes of July 10, page 4, first paragraph, indicate that he did not agree with Paul Newman's statement that "there are people offering presentations who don't get compensation for their time and effort". Chairman found that Mrs. Hogan was paid in excess of $18,000 and the engineering firm was paid about $25,000 of the original contract of $250,000. At $50 an hour for Mrs. Hogan or $400 a day, or $2,000 a week she was paid in excess of 9 weeks total time. Chairman, therefore, felt that anyone who worked on this project was adequately compensated.

3. Commissioners' Questions and Matters

Chairman reminded that he had requested an update on items that have been approved but are still outstanding. Director will provide members with a pending calendar.

4. Director's Report

Director reported that the Mission-Bartlett Disposition Agreement passed the Finance Committee with a vote of 2 - 0, Supervisor Kopp being absent, and with no discussion passed first reading of the Board of Supervisors.

Director read a letter from the Clerk of the Board regarding neighborhood parking, written at the initiative of Supervisor Carol Ruth Silver. Director responded by letter dated August 6. In discussing this with Supervisor Silver it was found that she intends to introduce a resolution asking the Parking Authority to study and develop a neighborhood residential parking program. There were no objections to undertaking such a study if so requested.

Director also read letter from San Francisco Ballet. He explained that when the Parking Authority transferred a surface easement, sub-surface rights and light and air easement to the Ballet, landscaping, fencing and lighting were discussed for a strip of land 5' 6" wide and 89' 9" long, located on the east side of the Performing Arts Garage. At the time Margaret Brady agreed to allow the Ballet to erect a fence surrounding two sides of the garage's emergency exit stairs and to landscape and light the strip. The Parking Authority and Ballet also agreed landscaping and lighting of the strip would be provided and paid for by the Ballet, and would be allowed to remain in place by the Parking Authority for as long as they owned the property. Ballet is now asking that original of this letter be signed and returned to indicate this is still agreed.

Chairman felt this was a contract with no time limit. Mr. Wong agreed that there should be a time limit since this is a license we are giving to another party and it should be revocable at will. Mr. Wong will review.

Director asked Mr. Wong to report on the $5,000 cost of closing Mission-Bartlett. Mr. Wong reminded that this had to do with Conrad's agreement, stating that the issue is that the Parking Authority spent $5,000 so that the contractor could be paid in performing services so that the garage could be open during the Christmas season, 1983. He said the Parking Authority passed a resolution requesting that we recoup that money from Conrad. Mr. Wong said he discussed with Mr. Norman Karasick, City Engineer, and came to the conclusion that Parking Authority does not have a case against Conrad, because the Parking Authority would find it very difficult to prove "damages". Theoretically, when Compleat Builders bid on the project they did not take into account the fact that they would have to provide parking spaces during the Christmas season, therefore, their bid was lower. Had this been in the contract, theoretically, the bid would have been $5,000 higher. This is really an omission to the contract and the only measurable damages that Mr. Wong can see arising is the competitive difference. That price difference is negligible. Chairman strongly disagreed and after lengthy discussion, during which Mr. Wong stated that there are always going to be errors and omissions - no architect can draw a design that is going to be perfect - change orders up to 8% is fairly normal - Chairman still disagreed, but felt he must "go along" with Mr. Wong's decision. He suggested a letter saying we will settle for $1,000 and include that we will not hire this architect again. Not copying the first contract is not conceivable in a professional contract.

Director's final item was Member Salarno's request to visit all the garages. Director King will be making arrangements, breaking trip up into 2 or 3 days. Chairman suggested that Mr. Richard Guynn accompany them.

5. Report of Legal Counsel

Mr. Wong updated the Authority in reporting that the amount being retained for the Performing Arts Garage at the Controller's office is approximately $204,000. There are presently pending stop notices in the amount of approximately $43,000, which the Controller must hold and cannot pay to the bonding company. There is a claim of $16,500 from this Authority for liquidated damages in addition to the $61,500 claim made previously to the Controller. There is $15,000 being requested that the Controller withhold as a result of work done by DPW on the "punch list" when the contractor defaulted. Mr. Wong is asking the Controller to withhold a further $75,000 because of the defective roof. The last Mr. Wong heard from the bonding company was that they would offer us $40,000 to do with as we wished on the top floor. There is $20,000 being withheld due to a report prepared by Robinson Elevator Company at the request of Mr. King regarding the problems with the elevators. Part of the problem was due to rain getting in the elevators and the other part of the problem was shoddy workmanship supplied by the contractor. Lastly, there are claims pending which were filed by adjoining property owners for damage done to backyards. The total claims amount to approximately $204,000 or more. Mr. Wong has told the bonding company that at this time we cannot release a penny. Mr. King stated that he has sent a letter to the Controller asking them to release $31,500 back to our fund.

Mr. Wong referred to the defunct security force, stating that he had found some badges in a file cabinet that say "Police", "Parking Authority", etc. It was decided a letter should be sent to the former "patrolmen" asking that they submit these badges and insignias to the Parking Authority. A certified letter was sent to each security officer. To date only two persons have picked up their mail. Chairman felt that people in economic trouble do not pick up certified mail. Therefore, it was decided to send a telegram to those who have not picked up and allow 2 weeks for them to comply before following through in talking to the Commander at the SFPD Legal Department.

Chairman returned to subject of Performing Arts Garage, asking if it would help to get a letter from operator as to what he thinks are deficiencies. He felt there might be problem with switches because lights are off downstairs but they are on where sun shines. Chairman asked Mr. Stein to give report to Director. Mr. Wong recommended caution in that normally there is one year warranty on work done. Mr. Stein should document defects that occurred during first year.

Chairman returned to subject of security officers, asking if there has been anything done toward legalizing a police force for the Parking Authority, since Housing Authority had their own. Director stated they have looked at about every possible way. Found that Housing Authority police were created separately during time that Federal Government was responsible for Housing Authority and were on contract. Have been unable to find any method of creating police force on a contract basis. Mr. Wong stated that another difference is that Housing police force was created by statute under Health & Safety Code. There is nothing in our codes that creates a police force. Chairman Short felt that since security costs are mounting, instead of using regular policemen as at Mission-Bartlett, we should send letter to Chief of Police. Director has spoken with SFPD Legal Department.

Mr. Wong stated there was a claim of about $1,000 from Phil's Men's Shop in Fairfax. for merchandise purchased by security officers. In their letter to Mayor, mentioned that Parking Authority authorized purchase. It appears Margaret Brady did authorize them to purchase, but not at the expense of the Parking Authority.

Mr. Wong responded to the letter, stating that pursuant to Charter provisions Margaret Brady was not authorized to allow those purchases and the Controller would not honor request for payment. Controller cannot honor any payment request under Charter provisions without prior authorization. Chairman stated that as small businessman, if Director of Parking Authority called him and ordered something, he would think they had legal authority to do so, and this man is out money. Chairman does not feel small businessman should be hurt by incompetence of former director. He would like to see resolution at next meeting, since the man went to an expense in good faith to furnish a product even though former director overextended her authority. Mr. Wong stated that a government official cannot authorize purchase without prior authorization, stating if you look at it legally, Margaret Brady may be personally liable but the Parking Authority is not. Even if a resolution were passed to pay this bill, Controller would not honor it. Since Chairman felt this man should not be held liable for $1,000, Director stated he would look into this matter again.

6. Unfinished Business

Request dated July 20, 1984 from Civic Plaza Parking Corp. to Expend $10,000 for Schematic Drawing for Construction of Enclosures for Four Stairwells in Civic Center Garage, and Approval of Request from Civic Plaza Parking Corp. for Signing and Graphics in the amount of $53,800

After discussion, unanimously approved.

Resolution 962 - Recommending Acceptance of Bid of San Francisco Parking, Inc. in Response to Call for Bids for Lease of Marshall Square Parking Plaza and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder

Adopted by following vote: Ayes: Members Short, Ergina, Louie
Absent: Members Muschi, Salarno

Resolution 963 - Acceptance of Bid of Kimball Allen and Bid of Morris N. Baskin & Myrtle L. Baskin & Jason H. Baskin in Response to Call for Bids for Commercial Leases at the Performing Arts Garage and Awarding Said Leases to Said Bidders as the Highest and Best Responsible Bidders

Adopted by following vote: Ayes: Members Short, Ergina, Louie
Absent: Members Muschi, Salarno

Approval of Contract Between Parking Authority and Pflueger Architects for Construction of Commercial Spaces at Performing Arts Garage

Contract in sum of $40,000 plus $25,000 for preparation of bid documents unanimously approved.

Chairman mentioned that when this was discussed, it was brought up that additional air movement would be needed. Mr. Jeff Adams of Pflueger Architects will verify. This is only rough enclosure - tenant is responsible for all the rest. Chairman wants to be sure consideration would be given to adequate lighting to make street safer.

Resolution 965 - Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $126,500 for Construction of Commercial Space at Performing Arts Garage

Director explained that about 900 square feet additional space has been found that was not included in original supplemental appropriation. This resolution

covers additional work.
Adopted by following vote: Ayes: Members Short, Ergina, Louie
Absent: Members Muschi, Salarno

Resolution 966 - Recommending Acceptance of Bid of Thomas Lehki and Bid of Paul Hui, Paul Tong and David Fabian in Response to Call for Bids for Commercial Leases at the Moscone Center Garage and Recommending Award of Said Leases to Said Bidders as the Highest and Best Responsible Bidders

Adopted by following vote: Ayes: Members Short, Ergina, Louie
Absent: Members Muschi, Salarno

Resolution 967 - Awarding Construction Contract for Double Decking 16th & Hoff Public Parking Facility to Leonard Salomon, Inc. as the Lowest Responsible Bidder

Adopted by following vote: Ayes: Members Short, Ergina, Louie
Absent: Members Muschi, Salarno

7. New Business

Request dated August 2, 1984 from Ellis-O'Farrell Parking Corp. to Expend $50,000 Maximum for Full Design of Ellis-O'Farrell Garage Expansion by H.J. Degenkolb

To Chairman's question, Mr. Dick Dole stated that if they were to expand, would have to bring building up to earthquake code. Have to anticipate and study what construction costs would be to earthquake-proof building. Mr. Wosser concerned and will give recognition to problem. Tied in with proceeding with expansion. Unanimously approved.

Resolution 964 - Approving and Adopting Vallejo Street Garage Legal Documents and Recommending Authorization to Lease

Adopted by following vote: Ayes: Members Short, Ergina, Louie
Absent: Members Muschi, Salarno

Adoption of Parking Authority Fourth Quarterly Report - Unanimously approved. Chairman pointed out that Dr. Ergina has attended every meeting, which is a difficult thing to do; and Mr. Louie has attended all but one meeting. He felt they should be applauded for their effort.

Ratification of Previously Approved Change Orders - Moscone Center Garage

Mr. James Cheng was questioned by Chairman as to whether 8% change orders is normal on construction. Mr. Cheng replied that it depends on size and scope of work; on $5 million job that would be normal. Chairman had questions on charge for changing elevator buttons, feeling cost was excessive. After discussion, Member Ergina moved to delete changing elevator buttons at this time unless already done. If possible to delete, Director King will do. Director indicated that we are nearing end of contract period. Mr. Cheng said that total cost of construction $5.6 million and $300,000 on change orders, which is under the 8% even though there were major changes at beginning of project. Mr. Cheng will look into the matter of malfunctioning water timer. Mr. Cheng explained that it is almost impossible for oil to seep through concrete after it has been stressed. Director has spoken to Mr. Morris of telephone company regarding telephone. Item of brass caps was left to Mr. Cheng's discretion. Change orders Nos. 38 through 43 unanimously approved.

Chairman asked if it would be helpful to hire Clerk of the Works month or two earlier to start him working with architect to aleviate problems. It was decided

he should be involved earlier - before contract goes to bid.

Chairman inquired as to problems about backyards at Performing Arts Garage. Mr. Wong said he spoke with insurance carrier, who said that since several contracts existed between United Engineers and various backyard owners allowing United Engineers to do whatever destructive work necessary and that property owners would be compensated for damages, this was an "intended act". Insurance companies pay for unexpected losses, not for something intentionally committed. Therefore, insurance company does not cover this. On that basis, Mr. Wong returned to surety company stating that it was their problem and if not paid, we will take out of retention. Bonding company is presently conferring with insurance carrier.

8. Adjournment
Meeting adjourned at 3:05 PM.

Respectfully submitted,

Ray King
Director

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IN OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
473rd Regular Meeting
Parking Authority

Tuesday, September 11, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call
2. Adoption of Minutes - Regular Meeting August 13, 1984
3. Commissioners' Questions and Matters
4. Director's Report
5. Report of Legal Counsel
6. Unfinished Business

   Recommending Permanent Rates for Fillmore Annex of Japan Center Garage

   Ratification of Previously Approved Change Orders - Moscone Center Garage

7. New Business

   Initial Design - Performing Arts Garage Commercial
   Presentation by Geoffrey Adams of Pflueger Associates

   Execution of Joint Working Agreement with City and County of San Francisco for Management of Their Properties

8. Adjournment

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

DOCUMENTS DEPT.

OCT 9 1984

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PUBLIC LIBRARY

MEETING REPORT - Regular Meeting #473

Tuesday, September 11, 1984
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard Hashimoto, Japan Center Parking, 1660 Geary St., SF
Peter Pan, Larry Barret, Inc., SF
Geoff Adams, Pflueger Architects, 165 10th St., SF
Gerry Tierney, Pflueger Architects, 165 10th St., SF
Ben Farlatti, St. Mary's Square Garage, SF
Richard Stein, Allied Auto Parks, Inc., SF
Richard Guynn, Sutter-Stockton Garage, 444 Stockton St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
David Cain, System Parking, 833 Bryant St., SF

ABSENT Mr. Achille H. Muschi

Chairman called meeting to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of August 14, 1984 adopted as presented.

Chairman informed that Director would have to leave early to attend meeting at Board of Supervisors, therefore, items would be taken out of order.

Director introduced Geoff Adams of Pflueger Architects, who gave presentation on two designs for commercial space at Performing Arts Garage. Mr. Adams informed that 19 spaces would be displaced by commercial space, but were excluded from garage area in original lease. Commercial space would come out to property line to pick up maximum square footage. Space on the east side would contain 2,300 square feet and space on west side 2,400 square feet. They will try to get maximum daylight into the spaces. One design is a glass greenhouse or solarium-type extension, with photoelectric awnings costing approximately $25,000. They will retract in the evening. The second scheme showed a series of columns on the outside, eliminating the need for the awnings, and adding color and variety to the street frontage.

There is a $300,000 budget. The first scheme with a 10% contingency is $296,000. The column scheme calls for a 7% contingency. There is a contingency in the cost estimate for ventilation. It is assumed toilets will have to be upgraded for tenant use, and will be located in the west commercial space only to be used by both tenants. There is no lighting provided outside. Chairman disagreed that restrooms are not required for public use in the restaurant. Mr. Adams pointed out that this will be a deli/sandwich shop rather than a restaurant. Chairman felt there was space for 50 people and public restrooms should be provided. Chairman pointed out that we leased the property ahead of time so that we could accommodate the tenant. Chairman asked that they meet with the tenant, Kimballs, and discuss the restrooms with him. Mr. Adams stated in the original plan the restrooms would not open into the commercial space, but into the garage. Chairman asked how much money they had for air movement. Mr. Adams informed they had $10,000 to upgrade the motors, balance the system and provide additional duct work. Mr. Adams said food will be prepared at the present Kimballs and carted to this area. Sinks and preparation area will be provided. Mr. Adams felt construction would take three months, and would be simultaneous.

Due to the cost of and anticipated problems with photoelectric awnings, members were not in favor of this plan and voted for the plan with outside columns. Chairman stated he would like some provision made for outside lighting.

Motion: Accept design #1, with columns, to include outside lighting and that Pflueger Architects meet with tenants in reference to restrooms. Also meet with garage operator to see if he has anything to add and coordinate construction with him. Also check on air movement. Member Salarno moved to adopt, seconded by Member Ergina. All in favor.

Resolution 969 - Adopting Permanent Public Parking Rates and Charges at Fillmore Annex, Japan Center Public Parking Facility

Director received letter from Western Addition Parking Corp. asking that existing rates be made permanent, with the addition of special event flat rate of $3 and changing hours to 6 AM - 7 PM (previously 6:30 PM). This is supported by Fillmore Merchants.

AYES: Members Short, Ergina, Louie, Salarno
ABSENT: Member Muschi

Ratification of Previously Approved Change Orders - Moscone Center Garage

Change order No. 44 unanimously approved. This is final change order.

Commissioners' Questions and Matters

Chairman felt there should be an inspection of the Moscone Center Garage since it's new, to make sure everything is in proper order.

New date for inspection of all garages by members will be set for 25th or 27th. At that time new Assistant Director will join tour.

Chairman stated he received letter from Mr. Stein regarding closing of Performing Arts Garage at midnight during month of August, stating he would like to see a compromise worked out where perhaps the garage could be closed at midnight and a chain put across the entrance. Perhaps a sign stating the cleaning man would let out late customers, or some other emergency way of letting them out. Director reminded that this arrangement was for the month of August only and has asked Mr.

Stein to keep track of car movement for six months after which we might amend the lease. It was felt that many of the garages are unnecessarily open 24 hours. Director has also asked Moscone Garage to keep track of car movement for the same reason. Director felt that if leases are amended, Parking Authority should participate in savings. A 3-month, 24-hour record will be kept starting the 15th of this month for Performing Arts Garage.

Director does not feel comfortable with the fact that, because the Parking Authority owns the Performing Arts Garage, we do not go to the Board of Supervisors with anything except rates. Mr. Wong was asked to give a written opinion, with a copy to the Board of Supervisors.

Member Ergina advised that Mission-Bartlett was half empty and asked if residents could be informed of its availability. Director informed that the Mission District News has been publishing information. Member Ergina noted that they complained about not having parking, and when it is there it was half empty.

At this point, Director left meeting.

Report of Legal Counsel

Mr. Wong reported that he had cursory review of construction agreement between housing contractor and Casa de La Raza and noticed that 75% parking required during Christmas Season was not included. After lengthy and numerous discussions with Al Borvice, Mr. Wong informed that the disposition agreement would be jeopardized if this was not included. Mr. Wong was assured that this would be included in the agreement. Mr. Borvice will send a letter to Ray King so stating.

Execution of Joint Working Agreement with City and County of San Francisco for Management of Their Properties

Mr. Wong has drafted a master joint working agreement between the City and Parking Authority covering all off-street parking lots owned by the City and under management of the Parking Authority, because there are numerous agreements around covering each lot, most of which were for the development of the lot rather than the management. The master agreement would put all lots and garages under one document. This agreement allows the City to manage the garages for the City - which is already being done without an agreement. Moscone Center Garage would not be under this agreement because there is already a separate joint working agreement covering, which was required due to bond sale. There are some corrections to be made because of duplications and/or omissions in this agreement. Unanimously adopted.

Resolution 968 - Recommending the Award of the 16th & Hoff Streets Parking Structure Construction Contract Beyond the Sixty Days After Receipt of Bids as Required by Section 6.1 of the San Francisco Administrative Code

Mr. Wong informed that construction contracts are supposed to be awarded within 60 days of bid opening. Bids were opened July 5, 1984. There is a supplemental appropriation pending before the Board in the amount of $112,500. In order to award a contract beyond the 60 days, a resolution is required from the Board of Supervisors. This resolution recommends to the Board that the contract award date be extended. Mr. Wong informed that there is a conflict in the construction specs - the specs from which this project was copied had a time of 90 days. Architect changed in another place to 30 days. Mr. Wong has discussed with architect and informed him that if he expected award in 30 days, there will be no damages paid by Parking Authority. Contract specs call for 90 days - if we hold him up beyond that, then he can back out. Resolution was adopted by the following vote:

AYES: Members Short, Ergina, Louie, Salarno
ABSENT: Member Muschi

Chairman reported that an Assistant Director has been hired. He has been in charge of parking at the University of California. We now will have an outside man to develop parking in neighborhoods since the Mayor has asked for ten new projects in the next three years. Mr. Kevin Hagerty will join the Parking Authority on September 24 and will be present at the next meeting.

Adjournment
Meeting adjourned at 2:30 PM.

Respectfully submitted,

Ray King
Director

COPIES OF ABOVE MENTIONED DOCUMENTS ON

FILE IN OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
474th Regular Meeting
Parking Authority

Thursday, October 9, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Introduction of Kevin Hagerty, Assistant Director

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3. Adoption of Minutes - Regular Meeting of September 11, 1984

4. Commissioners' Questions and Matters

5. Director's Report

6. Report of Legal Counsel

7. Unfinished Business
   Performing Arts Garage - Offer of St. Paul Fire & Marine Insurance Company

   Vallejo Street Garage Lease - As Revised

8. New Business
   Letter dated September 12 from Japan Center Parking, Inc. re increase of $14,500 in contractual services budget due to change in janitorial services

9. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
474th Regular Meeting
Parking Authority

TUESDAY, October 9, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

ADDENDUM TO AGENDA

Please note correction: Meeting will be held Tuesday, October 9, 1984 at 1:30 PM.

8. New Business

Approval of Anthony Reilly to Board of Directors of Downtown Parking Corporation

Retirement of Crocker Bonds and Expenditure for Feasibility Study of Expansion of Fifth & Mission Garage

Expenditure of $10,000 for Feasibility for Public Washrooms at Portsmouth Square Garage

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Tuesday, October 9, 1984
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Bob Maerz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Charles Holt, System Parking, 833 Bryant St., SF
Dick Dole, Ellis-O'Farrell, 100 Pine St., SF
Richard Stein, Allied Auto Parks, 1232 Market St., SF
Ben Farlatti, St. Mary's Square Corp., SF
Richard O. Guynn, Sutter-Stockton, 444 Stockton St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Geoff Adams, Pflueger Architects, 165 Tenth St., SF
David Cain, System Parking, 833 Bryant St., SF
Richard Hasimoto, Japan Center, 1660 Geary Blvd., SF
Peter Pan, Larry Barrett, Inc., SF

ABSENT Mr. Achille H. Muschi
Mr. Michael S. Salarno

Chairman called meeting to order at 1:40 PM.

1. Roll Call indicated quorum present.

2. Introduction of Kevin M. Hagerty, Assistant Director
Chairman introduced Mr. Kevin M. Hagerty who joined the Parking Authority as Assistant Director on September 24, 1984. Mr. Hagerty gave a short review of his background and stated he is looking forward to working with the Parking Authority.

3. Adoption of Minutes
Minutes of regular meeting of September 11, 1984 adopted as presented.

4. Commissioners' Questions and Matters
To Chairman's question, Director replied that metered lots are in process of being repaired. We should have all locks for meters by end of the month. Director informed that he believed bid for lot cleaning would be opened this afternoon.

Chairman stated he noticed on inspection tour of Golden Gateway Garage a majority of people employed were washing cars. Asked for a letter asking if they

need to be parking people, what happens on a rainy day, and requesting their functions.

Chairman asked about underground tanks at garages. Director informed letter had been sent to all garages asking for the location of the tanks and asking to isolate labor costs at each garage, because monthly report shows income and expenses but cannot isolate what labor costs are. So far have received response from Dick Dole on Ellis-O'Farrell. Mr. Dole mentioned he had separate insurance coverage on tank seepage. Chairman and Director stated all garages should get this type insurance because Risk Manager pointed out that under EPA regulations any gradual seepage is responsibility of the City, and none of the existing policies cover the City should gradual seepage occur.

Chairman stated that since we didn't have a grand opening for the Moscone Center Garage or the second deck of Mission-Bartlett, he asked Director to send out a press release naming all the commissioners and stating that we have opened X number of spaces in the past year. He also asked that the Moscone plaque be placed and that the members each get a copy.

5. Director's Report

Director reported that Mayor is making her State of the City Message today and read the following paragraph which will be included: "Today I am announcing that we have set the Parking Authority's goal this year of beginning to develop ten new parking facilities -- particularly in neighborhood retail areas. In the last fiscal year, more off-street parking -- 1,597 spaces -- were added than in any year of the Parking Authority's history. And the Authority is now seeking property in four neighborhoods which could mean another 1,000 spaces." Director also had a handwritten note from the Mayor: "Please put together a 5-year plan for increasing off-street parking. This does not have to be a volume, but a straightforward list of doable priorities which I can announce." As a result of that memo, Director met with Dean Macris, Director of Planning, and may suggest to the Mayor that she publicly ask both the Parking Authority and Planning to do that plan and put a time certain on it. It is hoped that they can look at several sites at one time, rather than handling them individually in going through things like environmental review, which should be done before acquiring land. He has mentioned to the Mayor that the Parking Authority does not have the money to acquire these projects and will be coming back to the City for funds. The Mayor was delighted with the figures last year, but stated that that was "yesterday" and wants to focus on "tomorrow", so there is no question that she is turning her attention more toward parking, and the Parking Authority will be asked to respond more quickly in the future.

Director reported that five architects had been selected from the competition for the Lombard Street site. The next step will be to ask these architects to submit conceptual drawings, which will be brought before a selection committee that will make recommendations to the Authority. The five architects selected were: Conrad Associates, Gordon H. Chong & Associates, Inc., Gutierrez/Martinez Architects, Pflueger Architects and VBN Corporation. Since there have been questions from them, a meeting will be held to answer all questions at the same time.

Director reported that City Planning needs more space for their present staff and they are getting eleven more employees. Dean Macris has asked Parking Authority's cooperation in moving our offices and also Real Estate Dept. so that he can keep his entire staff in this building. Director felt that since the move was at the request of Planning, they should pay for the rent and the move, which Parking

Authority does not have budgeted. The Mayor will not approve a supplemental from the General Fund. Mr. Macris has come up with most of the funds he would need. Mr. Wortman is now looking at the Masonic Temple Building on Fell and Market as an alternative site, as well as a building on Market Street. We will be paying about $1.72 a square foot, therefore, the meeting room in this building will be retained for Parking Authority meetings. There will be a smaller conference room in the new quarters. Mr. Macris will go before the Board to make the case for this move. The Parking Authority and Real Estate Department are moving only to accommodate a fellow City agency that has a problem.

Director reported that Assistant Director has visited all of the off-street lots and has made his own evaluation and will be following up. He has also visited all of the garages and will be doing a report to the commissioners on what he saw.

Director reported decision should be made this week on whether to go to bid on separate parcels of third commercial space at Moscone Center Garage or whether to re-bid the whole thing if there is someone willing to pre-bid.

6. Report of Legal Counsel

Bob Maerz was sitting in place of George Wong who was ill, and had no report.

7. Unfinished Business

Performing Arts Garage - Offer of St. Paul Fire & Marine Insurance Company

Director reported that there have been negotiations about a variety of items that it was felt were subject to their bond. Mr. King stated St. Paul Fire & Marine has been an excellent bonding company to deal with. There still remain a couple of stop notices not completed. The bonding company offered to settle for about $68,000 without any question about the liquidated damages we got in the past, with liquidated damage money still pending for the last 11 days and the $15,000 for the punch list work done by DPW. After conference between Ray King, John Madden and George Wong, during which they particularly discussed the ceiling and the roof which still have to be done and will probably cost about $70,000, they went back to bonding company with a non-negotiable settlement of $92,000. Bonding company offered to split the difference, which was declined. We are about $15,000 apart and they went back to discuss - we have not heard from them. There is still remaining a claim against Tudor Engineering. A letter was written putting in a claim of $104,000. Tudor took exception to most of the claim and this has been pending. Last winter rain cuased considerable damage to the elevator shafts. The claim will proceed when all work is completed. In the meantime a shield has been put up to solve the problem temporarily for this year. Chairman stated if we hear from the bonding company, a special meeting should be called so that we can proceed quickly and have all bid proposals ready to shorten the time as much as possible. He would like to get this done before rainy season. In order to proceed with all haste, Director suggested that the Authority approve an amount not to exceed $90,000 for roof sealing at this meeting. Unanimously approved.

Vallejo Street Garage Lease - As Revised

Director stated that copy of this lease will be sent to all members. This lease was previously approved by the Authority. However, subsequent to that approval it was gone over very thoroughly with Mr. George Wong and the Real Estate Department and many revisions were made in order to use it as a "model" for future leases; therefore, ask that the Parking Authority approve it. On motion by Member Ergina, seconded by Member Louie, revised form of Vallejo Street Garage lease was unanimously approved.

8. New Business

Letter dated September 12, 1984 from Japan Center Parking, Inc. re Increase of $14,500 in Contractual Services Budget Due to Change in Janitorial Services

Mr. Dick Dole explained that due to unsatisfactory service under a contract with Dreamworld at $4,000 a year on a "when available" basis, they have now hired a bona fide janitorial service at an additional $14,500, making the total operating expense for the year $558,500. Unanimously approved.

Approval of Anthony Reilly to Board of Directors of Civic Plaza Parking Corp.

In Mr. Reilly's absence, this was put over to the next meeting.

Retirement of Crocker Bonds and Expenditure for Feasibility Study of Expansion of Fifth & Mission Garage

Mr. Paul Newman reported that there is presently approximately $43,000 in outstanding bonds on the first bond issue. Of that about $40,000 will be retired next March and about $3,000 will be finally retired a year from now. There is more than a sufficient amount in the reserve funds to retire the first bond issue and thus release the funds required by the indenture required to be held by the corporation and would free up approximately half a million dollars for the surplus fund which already has $119,000, so that the corporation could start expansion plans. They would have almost $600,000 with which to get the project started. Mr. Newman is asking approval to redeem the Crocker issue of bonds and expend $200,000 for a feasibility study and do the necessary to get the project started in the City Planning Department. This project involves taking out the first and second row of street level parking on Mission Street to put in commercial space and putting in two extra levels that would involve 660 new spaces. Mr. Newman wanted to stress that at this time they don't have any possibility of paying for the expansion, and part of the request for funds would be as at Sutter-Stockton, to request funds for a financial feasibility study. If the project is feasible, it can be determined how it will be financed and go ahead at that point. The second set of $6 million Bank of America bonds don't come into payment until the first set is retired. Only interest is being paid on them and they are due approximately 1991. Mr. Farlatti informed that there are 400 monthly parkers at Fifth & Mission. The retirement of the Crocker bonds and expenditure for feasibility study was unanimously approved.

Expenditure of $10,000 for Feasibility for Public Washrooms at Portsmouth Square

After lengthy discussion it was decided that if restrooms are needed they should also be approved by Recreation & Park Dept. since they are in the Plaza. It was decided this should be approved by them before coming to the Authority and this matter was put over to the next meeting. John Madden suggested that Rec. & Park might take it out of the 35% which goes to them under terms of operating agreement.

Chairman stated a letter had been sent to the Mayor by the Downtown Association commending Mr. Ray King on what a fine job he is doing.

9. Adjournment

Meeting adjourned at 2:30 PM.

Respectfully submitted,

Ray King
Director

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
475th Regular Meeting
Parking Authority

THURSDAY, November 8, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting October 9, 1984

3. Commissioners' Questions and Matters

4. Director's Report

5. Report of Legal Counsel

6. Unfinished Business
   Expenditure of $10,000 for Feasibility of Public Washrooms at Portsmouth Square Garage (Put over from October meeting)

   Approval of Anthony Reilly to Board of Directors of Civic Plaza Parking Corp. (Put over from October meeting)

7. New Business
   Resolution 972 - Supplemental Appropriation from the Off-Street Parking Fund for Lot Cleaning in an Amount to be Determined on Opening of Bid

   Resolution 973 - Supplemental Appropriation from the Off-Street Parking Fund for Department of Electricity in the Amount of $18,493

   Resolution 974 - Authorizing Director to Sign Change Orders Under $10,000 Subject to Ratification by Parking Authority at Next Meeting and to Sign Contracts Not to Exceed $5,000 for DPW Recommended Testing Laboratory

   Approval of Amendment to Performing Arts Garage Lease - Letter of Credit

   Approval of Kevin M. Hagerty, Assistant Director, as Secretary to the Parking Authority

   Approval of Request from Golden Gateway Parking Corporation dated October 8, 1984 for Installation of Power Reducers for its Fluorescent Lighting System to Reduce Electrical Power Consumption

8. Adjournment

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DIANNE FEINSTEIN, Mayor

MEETING NOTICE
475th Regular Meeting
Parking Authority

Thursday, November 8, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister Street, SF 94102

ADDENDUM TO AGENDA

Resolution 975 - Supplemental Appropriation from the Off-Street Parking Fund for Relocation of Parking Authority at New Premises - Amount to be Determined

Resolution 976 - Supplemental Appropriation from the Off-Street Parking Fund for Study of Traffic Management in San Francisco and Revenue Transfer of Funds to Mayor's Office in the amount of $70,000.

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DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, November 8, 1984 2475
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Benjamin Flores, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard O. Guynn, Sutter-Stockton Garage, 444 Stockton St., SF
Ben Farlatti, St. Mary's Square Garage, SF
David Collins, Pansini Corp., 185 Berry St., #248, SF
Charles Holt, System Parking, 833 Bryant St., SF
David J. Olsen, Larry Barrett, Inc., 1298 Howard St., SF
Peter Pan, Larry Barrett, Inc., 1298 Howard St., SF
David Cain, System Parking, 833 Bryant St., SF
Tim Leonoudakis, San Francisco Parking, 350 California St., SF

ABSENT Mr. Francis H. Louie

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of October 9, 1984 adopted as presented.

3. Commissioners' Questions and Matters
At request of Chairman, put over to end of meeting.

4. Director's Report
Director reported that modification of agreement on Mission-Bartlett went to Finance Committee on October 31 and is still unsigned or agreed to by Mr. Borvice. Committee approved the modification for next Tuesday's Board meeting. Parking Authority received letter dated November 5 from Mr. Borvice stating they would not sign proposed modification to Operating Agreement. Modification will presumably be tabled by full Board on Tuesday and we will enforce original agreement. Director stated he has very grave doubts as to whether there will be compliance with original agreement. If agreement is not complied with, the City Attorney

will draw up papers and we will go to court to keep them off the property in accordance with agreement. In reply to Member Ergina's question, Director informed Commission that they have begun pouring concrete support posts. Chairman suggested that Mr. Hagerty inspect the area on Tuesday morning, November 13, and give a report.

5. Report of Legal Counsel

In the absence of Mr. Wong, Mr. Benjamin Flores said there was no report. Chairman asked Mr. Flores to be sure that paper work is begun on restraining order for Mission-Bartlett to keep construction workers off restricted parking area in accordance with agreement.

6. Unfinished Business

Expenditure of $10,000 for Feasibility of Public Washrooms at Portsmouth Square Garage

Having heard nothing from Recreation & Park Dept., this item was put over to December meeting. Chairman stated Assistant Director had presented a report on garages in which he suggested leasing this area as valet parking storage area. Chairman felt this was excellent idea and recommended we try to do this.

Approval of Anthony Reilly to Board of Directors of Civic Plaza Parking Corp.

In absence of Mr. Reilly, item was put over to December meeting.

7. New Business

Resolution 972 - Supplemental Appropriation from the Off-Street Parking Fund for Lot Cleaning in an Amount to be Determined on Opening of Bid

Director informed that amount of $88,335 had been inserted in resolution, stating the bids will be awarded at the end of November so that the first practical date private operator can begin is first of January. This amount is the additional cost for DPW to continue cleaning lots for six months rather than three months.
Resolution adopted by following vote:
Ayes: Members Short, Ergina, Muschi, Salarno
Absent: Member Louie

Resolution 973 - Supplemental Appropriation from the Off-Street Parking Fund for Department of Electricity in the amount of $18,493

Adopted by following vote: Ayes: Members Short, Ergina, Muschi, Salarno
Absent: Member Louie

Resolution 974 - Authorizing Director to Sign Change Orders Under $10,000 Subject to Ratification by Parking Authority at Next Meeting and to Sign Contracts Not to Exceed $5,000 for DPW Recommended Testing Laboratory - 16th & Hoff Streets Parking Facility

Adopted by following vote: Ayes: Members Short, Ergina, Muschi, Salarno
Absent: Member Louie

Approval of Amendment to Performing Arts Garage Lease - Letter of Credit

Director explained that it had been found that performance bond had never been put up as required by lease. Since then changes have been made for future leases that would require that insurance and performance bonds be delivered to the Parking Authority before leases are executed. Allied Auto Parks asked if they could put up an irrevocable letter of credit in the amount of $200,000, which is amount of performance bond. City Attorney and Controller agreed this could be done. Amendment to Performing Arts Garage lease unanimously approved.

Approval of Kevin M. Hagerty, Assistant Director, as Secretary to the Parking Authority

Director explained that under State law we are entitled to hire, exempt from Civil Service, a Secretary to the Parking Authority. By agreement with Civil Service, duties of Secretary to the Parking Authority were added to the responsibilities of Assistant Director. Director requested motion rescinding resolution 673 Appointing Lucy M. Clancy as Secretary to the Parking Authority of the City and County of San Francisco Effective July 1, 1979, and appointing Kevin M. Hagerty. On motion by Member Muschi, seconded by Member Ergina this item was unanimously approved.

Approval of Request from Golden Gate Parking Corporation Dated October 8, 1984 for Installation of Power Reducers for its Fluorescent Lighting System to Reduce Electrical Power Consumption

After explanation of power reducing system by Mr. David Collins, this item was unanimously approved. Chairman stated he would like to see this done at all the City-owned garages. Installation of power reducers will cost approximately $25,000 with an approximate $9,000 rebate from PG&E. Mr. Collins stated that PG&E is rapidly running out of rebate funds and if other City garages want to take advantage of this they should move very quickly.

Resolution 975 - Supplemental Appropriation from the Off-Street Parking Fund for Relocation of Parking Authority at New Premises - Amount to be Determined

Director explained that shortly after the budget passed this year, Dean Macris, Director of Planning, received 11 new positions, but has no space for them. He asked the Parking Authority and Real Estate Department if they would consider giving up their space. While these two departments did not want to move, they would do so as a courtesy to a fellow City department if space was available and the lease was approved by the Board. Since Mr. Macris did not raise the question of space at the time he requested the new people, there may be some difficulty in obtaining Board of Supervisors' approval. Several spaces have been looked at by the Real Estate Department. They are now looking at a space in the old Masonic Building at 25 Van Ness Avenue. The figures are being determined at this time. It will cost the Parking Authority approximately $5,000 including the move, the cost of moving, rent and tenant improvements. Parking Authority does not pay rent in its current location.

Adopted by following vote: Ayes: Members Short, Ergina, Muschi, Salarno
Absent: Member Louie

Resolution 976 - Supplemental Appropriation from the Off-Street Parking Fund for Study of Traffic Management in San Francisco and Revenue Transfer of Funds to Mayor's Office in the Amount of $70,000

Adopted by following vote: Ayes: Members Short, Ergina, Muschi, Salarno
Absent: Member Louie

3. Commissioners' Questions and Matters

To Chairman's question, Mr. Paul Newman informed that they are getting all materials ready to go to bid on general maintenance improvements at Civic Center Garage and work will start very soon. There has been a marked improvement at the garage in the revenue generated and reported.

Chairman suggested that we review the computerized meter at Japan Center Garage Annex. Also the School District would like the computerized meter at Laguna Honda

replaced with parking meters. Mr. Reese at Merrill's will be contacted concerning the computerized meter at the Geary Mall. However, Director pointed out that devices allow for a nighttime charge - meters do not.

Mr. Farlatti will get some estimates for painting inside of Fifth & Mission and replacing lighting, although he felt that it should depend on new construction.

Chairman stated he would like to see cash register problem at Vallejo Street Garage corrected so the charges can be seen by customers.

Chairman said he would like to see parking meters added - on Van Ness Avenue, 400 block of Pacific Avenue, on 24th Street a block from Potrero - and go district by district over the course of a year to see how many meters could be installed.

Construction at 16th & Hoff began on October 29.

Chairman asked that PCB transformer removal from all City-owned garages be verified.

Director said a letter had been received from Civic Center Garage indicating they want to discontinue gasoline service. There are 3 tanks under the garage and code requires that they be removed, which would be very expensive. Fire Department informed the Parking Authority they would allow tanks to be cleaned out, filled with cement or mud, and sealed. Mr. King will write to Fire Department asking for waiver to do this at Civic Center Garage.

8. Adjournment
Meeting adjourned at 2:25 PM.

Respectfully submitted,

Ray King
Director

COPIES OF ABOVE MENTIONED DOCUMENTS

ON FILE IN OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
476th Regular Meeting
Parking Authority

Thursday, December 13, 1984
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Special Meeting October 24, 1984
   Regular Meeting November 8, 1984

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3. Commissioners Questions and Matters

4. Director's Report

5. Report of Legal Counsel

6. Unfinished Business
   Approval of Anthony Reilly to Board of Directors of Civic Plaza Parking Corp.

   Approval of Pflueger Architects - Design and Plans for Commercial Space at Performing Arts Garage

7. New Business
   Presentations by Conrad Associates and Gordon H. Chong Associates - Design of Lombard Street Parking Facility

   Report of Paul Newman on Discontinuance of Service at Civic Center and Sutter-Stockton Garages

   Approval of Purchase of Washer and Dryer and Copy Machine for Civic Center not to exceed $2,000

   Adoption of First Quarterly Report - Parking Authority

8. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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4/12/84

MEETING REPORT - Regular Meeting *476

Thursday, December 13, 1984
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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FEB 11 1985
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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Achille H. Muschi
Mr. Francis H. Louie
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Charles Holt, System Parking, 833 Bryant St., SF
Ben Farlatti, St. Mary's Square Garage, SF
David Cain, System Parking, 833 Bryant St., SF
Geoff Adams, Pflueger Architects, 165 10th St., SF
Linda Crouse, G.H. Chong & Associates, 121 2nd St., SF
Richard A. Osborn, G.H. Chong & Associates, 121 2nd St., SF
Peter Pan, Larry Barrett, Inc., SF
David J. O'Connor, Larry Barrett, Inc., SF
Richard Guynn, Sutter-Stockton Garage, 444 Stockton St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
E. Porcher Hester, 111 Pine St., Suite 1100, SF
Bayard P. Fong, Human Rights Commission, 1095 Market St., SF
Richard Stein, Allied Auto Parks, 1232 Market St., SF
Robert Engle, Conrad Associates, 1964 Mountain Blvd., Oakland

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of special meeting of October 24 and regular meeting of November 8, 1984 adopted as presented.

3. Commissioners' Questions and Matters
Since this would be a long meeting, this item put over. Chairman thanked Member Ergina for long and consistent service to the Parking Authority, informing that Mayor has appointed Shaye Hester to replace him as new commissioner.

4. Director's Report
Mission-Bartlett: Contractor is substantially in compliance with the Operating Agreement as far as keeping required parking open. Director felt that basically

construction is going very well.

16th & Hoff: Has developed some problems because of rainy weather. Surface is so saturated they have exceeded water content for testing purposes. They will be proposing concrete slurring so they can get walls up. It is Director's intention to approve as they are not allowed to test soil with more than 16% water content; last time they check it was 22%.

Director stated he had met with Recreation & Park Dept. Director, Tom Malloy, regarding St. Mary's Square Garage, and it was agreed Parking Authority will run St. Mary's Square Garage on behalf of both agencies subject to approval of both commissions. George Wong is drafting Joint Working Agreement. This will not change revenue - Rec & Park will continue to get 60% and we will continue to get 40%. Director met with Ben Farlatti regarding type of things needed to be done after 33 years. Joint Working Agreement will require that Invitation to Bid also be approved by Rec & Park Commission, as will the rate structure. During operation of garage if there is a difference of opinion, Director of Property will make decision. Traffic Engineers will settle differences regarding rate structure.

Moscone commercial leases are being re-drawn on the third parcel and we will go to bid for five stores. Utilities and water are presently being put in. George Wong recommended that we go back to the Board with the five parcels. There will be a pre-bid conference and floors will be marked to show where walls will be in each unit. Bidders will have the right to raise the sealed bids at auction by 5%, so that if someone wants two parcels he will be able to pick them up. One deposit will allow bidders to bid on all parcels.

Performing Arts commercial space: Leases cannot be signed as presently drawn and passed by Authority with the rent starting immediately. Construction has not yet started. Director has talked to both tenants and suggested that at the time they sign leases, they also sign amendment which will amend effective dates, and post performance bond at that time, recovering their deposit checks. Amendment would read that they have 90 days after certificate of completion to get into their property and do whatever internal construction they want; then rent would start. They would also have to post insurance at time of notification of occupancy, including requirement to carry glass insurance.

Director has received letter from CAO, again declining to keep commitment he made on repaying loan made in 1972.

Director informed that we are considering taking over 7th Avenue playground at Laguna Honda School, which has not been used.

5. Report of Legal Counsel

George Wong reported that proposed agreement with St. Paul Fire & Marine Insurance Co., approved at Parking Authority meeting of October 24, has been stalled. According to agreement, the Parking Authority retains, through Controller's office, approximately $206,000. Parking Authority would retain $93,000 and release $113,000. However, there is a stop notice pending, filed by Weber Electric, in the sum of $23,000. The Controller's office adds a surcharge of 25% to the stop notice amount, which brings it to $29,000. Mr. Wong has talked to the Controller's office, and Mr. Rhine informed him that they will not release the $29,000 which is, in fact, part of the $113,000 which it has been agreed should be released to the bonding company. The bonding company refuses to accept a partial agreement. They will

accept only the full amount. This is presently being worked on by Mr. Wong and attorney for bonding company. Mr. Wong has suggested that the bonding company file a stop notice bond, whereby they would file a bond in the amount of $29,000 which would be released by the Parking Authority, as well as the remaining balance of $113,000.

Mr. Wong reported that a meeting was held with Mr. King and James Cheng several weeks ago to discuss the errors and omissions at the Performing Arts Garage. He believes Mr. Cheng is putting everything in writing. Once that report is completed, it will be presented to Mr. King and this board, who will decide whether to go ahead with a lawsuit if no settlement is in sight. Mr. Cheng will have this report ready for January meeting. There is a four-year statute of limitations from date of original contract on breach of contract.

7. New Business

Report of Paul Newman on Discontinuance of Service at Civic Center and Sutter-Stockton Garages

Mr. Newman reported that the Boards of Directors of both corporations have passed resolutions to terminate services at both garages because they are not making any money and very little gas is being pumped. The tanks at Civic Center are under the garage. A meeting with the Fire Department determined that they can fill the tanks with cement and as soon as gas runs out, they will do this. Sutter-Stockton will have to determine what cost would be to fill tanks and have pumps removed. Expansion project should start next month if permit comes through. This item was unanimously approved.

Approval of Purchase of Washer and Dryer and Copy Machine for Civic Center Garage Not to Exceed $26,00 (Error in agenda showed $2,000)

Unanimously approved.

6. Unfinished Business

Approval of Anthony Reilly to Board of Directors of Civic Plaza Parking Corp.

In Mr. Reilly's absence, item was put over.

Approval of Pflueger Architects - Design and Plans for Commercial Space at Performing Arts Garage

Unanimously approved. Design is now estimated at approximately $292,000 - budget is $300,000.

7. New Business - continued

Presentations by Conrad Associates and Gordon H. Chong Associates - Design of Lombard Street Facility

After 25 minute presentations, with question and answer periods, Parking Authority unanimously voted in favor of Gordon H. Chong & Associates, Inc.

Director stated letters had been received from Ann Fogelberg and Janet Wentworth making their feelings known that they are delighted with project. Letter was also received from Golden Gate Valley Neighborhood Association asking that commercial space not be included on the ground floor, but make it a complete garage. Chairman stated this is not feasible due to the amount of money we are putting into it and becuase we really need the revenue.

Meeting recessed at 4:20 PM for Executive Session.

Meeting reconvened at 4:45 PM and Director stated for the record that an Executive Session was held to discuss problems with parking meters. As part of that discussion would like to get pre-approval of Parking Authority for a supplemental appropriation in the amount of approximately $14,000 to replace 6,000 lost coin cans. If there is no objection he will go ahead and process and bring back for ratification. No objection was noted.

8. Adjournment
After further discussion, meeting adjourned at 5:15 PM.

Respectfully submitted,

Ray King
Director